Karen Johnson Davidson County
Batch# 229258 DEEDWARR
05/13/2019 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $625.30
20190513-0044828

WARRANTY DEED

File #2019042358

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Ellice Sundquist	New Owner	097080A13000CO
(NAME)	(NAME)	
320 Lake Chateau Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **George Etheridge, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna Ellice Sundquist,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *unmarried

Land in Davidson County, Tennessee, being Unit No. X-4, as shown on the plan of Lake Chateau of record in Plat Book 6250, Pages 607-610, a Horizontal Property Regime, and further established by the Master Deed of record in Book 6639, Page 468, as amended in Book 7025, Page 380, Book 7367, Page 272, and Book 11012, Page 495, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to George Wayne Etheridge, unmarried by warranty deed from Ann H. Craddock, dated 5-20-2014, of record in Instrument No. 20140521-0043724, said Register's Office.

This conveyance is subject to: Taxes for the year 2019, a lien, not yet due or payable; Any and all matters appearing in plat of record in Plat Book 6250, Page 607, Plat Book 6250, Pages 607-610, a Horizontal Property Regime, and further established by the Master Deed of record in Book 6639, Page 468, as amended in Book 7025, Page 380, Book 7367, Page 272, and Book 11012, Page 495,Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **320 Lake Chateau Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6 day of May, 2019.

George Etheridge

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared George Etherridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office. this 6 day of May, 2019.

Commission expires:
6.19.21

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY