Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 383463 **DEEDWARR**
04/09/2020 09:23:45 AM 2 pgs
Fees: $13.00 Taxes: $1,040.81

20200409-0037428

A-VRES-20-3532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denise DeRosier and Mick Weber	**New Owner**	
(NAME)	(NAME)	
3532 Chandler Cove Way		**173-16-0A-198.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORDAN J. CAMMUSE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENISE DEROSIER AND MICK WEBER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Final Plat, Hidden Creek Subdivision, Phase 3, Section 2 of record in Plat at Instrument No. 20050714-0081683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan J. Cammuse by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20061212-0153407 Register's Office for Davidson County, Tennessee, dated December 08, 2006 and recorded on December 12, 2006.

****Kenzie Leigh Cammuse joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Jordan J. Cammuse.**

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, amended in Instrument No. 20030313-0033781 and Instrument No. 20050308-0025065, supplement at Instrument No. 20050930-0117904, and amended at Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Easement of record in Instrument Number 20020320-0034487, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030303-0027389 and amended Instrument No. 20090908-0074136, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20030303-0027388 and Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association of record in Instrument Number 20050930-0117905, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5460, Page 992; Book 10348, Page 367 and Book 10348, Page 374, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20190102-0000313, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3532 Chandler Cove Way, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF APRIL, 2020.

Jordan J. Cammuse

Kenzie Leigh Cammuse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORDAN J. CAMMUSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENZIE LEIGH CAMMUSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
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