Karen Johnson Davidson County
Batch# 439469 DEEDWARR
07/17/2020 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20200717-0078711

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0350

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Devanne Chinn, unmarried woman	Regions Bank d/b/a Regions Mortgage	Map: 136150A02500
(NAME) 3405 Old Anderson Rd. Unit 117	(NAME) Department 2520, P.O. Box 2153	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

REGINALD WEAKLEY AND CRAIG WEAKLEY AND KEVIN WEAKLEY, HEIRS OF THE ESTATE OF BARBARA A. SWINDELL AND REGINALD WEAKLEY, AS ADMINISTRATOR OF THE ESTATE OF BARBARA A. SWINDELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEVANNE CHINN, UNMARRIED WOMAN,

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:

LAND in Davidson County, Tennessee, being Unit No. 25, on the Plan of Phase 1, Watercrest Townhomes, as shown on plat of record in Plat Book 8250, Page 888, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Swindell, unmarried, by deed from Benjamin J. Altom and wife, Jennifer Altom, of record in Instrument No. 20160926-0101328, dated September 23, 2016, Register's Office for said County. The said Barbara A. Swindell died intestate on November 3, 2019, leaving as Sole Heirs the Grantors herein. See also Affidavits of Heirship of record in Instrument 202007170078708, and Instrument 202007170078709, said Register's Office. See also Probate No. 20P-136 of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 888, said Register's Office; (3) Charter for Homeowner's Association of record in Book 10788, Page 546, said Register's Office; (4) Attorney's Opinion Letters of record in Book 10821, Page 131, and Book 10822, Page 70, said Register's Office; (5) Right of Way Easement to Gulf Interstate Gas of record in Book 2242, Page 139, said Register's Office; (6) Right of Way Easement to Columbia Gulf Transmission of record in Book 2875, Page 299, and Book 4438, Page 711, said Register's Office; (7) Quitclaim Deed to Homeowner's Association of record in Instrument 20000222-0017014, said Register's Office; (8) Sewer Easement of record in Book 11143, Page 449, said Register's Office; (9) Easement to Comcast of record in Instrument 20180611-0055671, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10788, Page 553; Book 11158, Page 931; Instrument 20160621-0062874, Instrument 20181227-0125451, and Book 10788, Page 591, said Register's Office.

The signature of Craig Weakley is signed by his duly appointed Attorney-in-Fact, Reginald Weakley, pursuant to the Power of Attorney of record in Instrument No. 202007170078710, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 3405 Old Anderson Rd. Unit 117, Antioch, TN 37013
(House No.) (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 15th day of July, 2020.

Reginald Weakley
Reginald Weakley

Craig Weakley By: Reginald Weakley, as Attorney in Fact
Craig Weakley
By: Reginald Weakley, as Attorney in Fact

Kevin Weakley
Kevin Weakley

and

Reginald Weakley as Administrator
Reginald Weakley, as Administrator of the
Estate of Barbara A. Swindell

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reginald Weakley ~~and Kevin Weakley~~, Heirs of the Estate of Barbara A. Swindell and Reginald Weakley, as Administrator of the Estate of Barbara A. Swindell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of July, 2020.

My Commission Expires: 1/3/23

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Reginald Weakley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Craig Weakley, as his Attorney-in-Fact, as the free act and deed of the within named Craig Weakley.

Witness my hand and official seal this 15th day of July, 2020.

My Commission Expires: 1/3/23

Notary Public

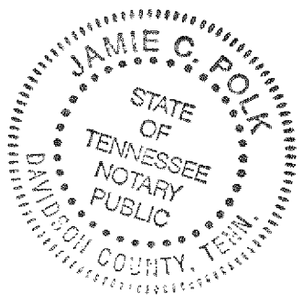
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Weakley, Heir of the Estate of Barbara A. Swindell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 16th day of July, 2020.

My Commission Expires: 1/3/23

Notary Public



True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY