Karen Johnson Davidson County
Batch# 445854 DEEDWARR
07/29/2020 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20200729-0083488

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

X Neal Harrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

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

File No.: 20-0561

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Neal Harrell, Trustee of the Jeffrey Harrell Irrevocable Trust Agreement dated April 30, 2008	OWNER	Map: 097080A13900CO
(NAME) 1011 Larkwood Dr.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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,

LORETTA A. MARTIN, UNMARRIED,

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

NEAL HARRELL, TRUSTEE OF THE JEFFREY HARRELL IRREVOCABLE TRUST AGREEMENT DATED APRIL 30, 2008,

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. Z-1 on the Plan of Condominium Plat of Lake Chateau, Phase III, Section II, of record in Plat Book 6250, Pages 607-610, corrected in Book 11012, Page 495, 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 Loretta A. Martin and husband, Henry W. Martin, by deed from N.P. Builders, of record in Book 11471, Page 350, dated May 6, 1999, Register's Office for said County. The said Henry W. Martin died January 5, 2018, and title vested in Loretta A. Martin as surviving tenant by the entirety.

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 6250, Pages 607-610, and corrected in Book 11012, Page 495, said Register's Office.

Charter for Homeowner's Association of record in Book 6870, Page 491, said Register's Office.

Assignment of Development Rights of record in Book 10836, Page 280, in the Register's Office for Davidson County, Tennessee.

Easement to Southern Bell Telephone Co. of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee.

Easement to First Suburban Utility District of record in Book 4914, Page 466, in the Register's Office for Davidson County, Tennessee.

Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23, in the Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of record in Book 5071, Page 277, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6551, Page 765, in the Register's Office for Davidson County, Tennessee.

TVA Line Easement of record in Book 1224, Page 253, Book 1237, Page 944 and Book 1298, Page 133, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20101206-0096761, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20190628-0062924, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4756, Page 743, amended in Book 5819, Page 432, Book 6639, Page 468, Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 195, and Book 4756, Page 761, amended in Book 5708, Page 781, Book 5718, Page 988 and Book 6639, Page 548, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 350 Lake Chateau Dr. Z-1, Hermitage, TN 37076
(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 29th day of July, 2020.

Loretta A. Martin

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 Loretta A. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of July, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)

