THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728689**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $473,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2020. Notary Public My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 463089 DEEDWARR
08/25/2020 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,750.10
20200825-0095880

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin C. Andrews and Barbara Jordan Turri 5715 Chadwick Lane Brentwood TN 37027	~~New Owner~~ & Evansville Teachers Federal CU 1200 Forest Bridge Rd Louisville, TN 40223	Tax Parcel ID No. 160 16 0A 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chevis Nacole Shannon, Trustee of the Chevis Nacole Shannon Revocable Living Trust dated October 08, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara Jordan Turri and Benjamin C. Andrews, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section One, Montgomery Place of record in Plat Book 7900, Page 708, as corrected in Book 9380, Page 139, 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 Chevis Nacole Shannon, Trustee of the Chevis Nacole Shannon Revocable Living Trust dated October 08, 2019, by Quitclaim Deed from Chevis Nacole Shannon, unmarried, of record in Instrument No. 20191010-0103813, in the Register's Office of Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, MONTGOMERY PLACE, as recorded in Plat Book 7900, Page(s) 708, as corrected in Book 9380, Page 139.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Montgomery Place, as recorded in Plat Book 8250, Page(s) 237.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9307, Page 681.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6994, Page 909; Book 7322, Page 326; Book 7322, Page 341; Book 7322, Page 344; and Book 11196, Page 83.

Easement for Water Mains and Appurtenances, recorded in Book 8175, Page 804.

This is improved property located at 5715 Chadwick Lane Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2020.

The Chevis Nacole Shannon Revocable Living Trust dated October 08, 2019

By: _____, Trustee
Chevis Nacole Shannon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chevis Nacole Shannon with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Chevis Nacole Shannon Revocable Living Trust dated October 08, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of August, 2020.

_____
Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
DECEMBER 15, 2021

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

