THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200829233

Karen Johnson Davidson County
Batch# 464187 **DEEDWARR**
08/26/2020 10:04:17 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20200826-0096627

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2020.

Notary Public
My Commission Expires:

KAREN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Elizabeth Rogers 501 Sandy Cove Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053-12-0-224.00

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, **Chaise S. Flanders, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Rogers, unmarried** ("Grantees"), her 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. 1 on the Plan of Final Plat, The Villages of Lakemeade of record in Plat Book 7900, Page 530, 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 Chaise S. Flanders, married by Quitclaim deed from Michael A. Flanders, married of record in Instrument No. 20170303-0021153 Register's Office for Davidson County, Tennessee, dated March 02, 2017 and recorded on March 03, 2017.

Michael A. Flanders joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Chaise S. Flanders.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 530, as amended in Book 9961, page 658, Register's Office for Davidson County, Tennessee.

Sewers Easement of record in Book 10506, Page 771 and Book 10506, page 775, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 501 Sandy Cove Old Hickory TN 37138

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 25th day of August, 2020.

Chaise S. Flanders

Michael A Flanders

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chaise S. Flanders and Michael A Flanders, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2020.

_____
Notary Public
My Commission Expires: _____

MARY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021