Karen Johnson Davidson County
Batch# 478650 DEEDWARR
09/18/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20200918-0107339

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 2009828

State of Tennessee
County of Sumner
The actual consideration or value, whichever is greater, for this transfer is $439,999.00.

Affiant

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this ~~14th~~ 18th day of September, 2020.

Notary Public
My Commission Expires: OCT 2 0 2020

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Tonya Wilkins and Boyce Edward Wilkins Sr.	New Owner	085020A 01600 CO
4409 Birdseye Ct.		
Hermitage, TN 37076		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Blake Chambers and Joseph Chambers, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tonya Wilkins and Boyce Edward Wilkins Jr., wife and husband, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1A, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blake Chambers and Joseph Chambers, tenants in common, by Warranty Deed from Sigrid C. Walters and Michael J. Walters, wife and husband, dated August 6, 2015, of record in Instrument No. 20150807-0078838, Register's Office for Davidson County, Tennessee.

Emily Chambers, spouse of Blake Chambers, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property. The subject property is neither the principle residence of Joseph Chambers nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4409 Birdseye Ct., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.
Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.
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 hand this 11th day of September, 2020.

Emily Chambers

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Emily Chambers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 11th day of September, 2020.

Notary Public at Large
My Commission Expires: 9/16/23

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

WITNESS my hand this 14th day of September, 2020.

Blake Chambers

Joseph Chambers

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Blake Chambers and Joseph Chambers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 14th day of September, 2020.

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Notary Public at Large
My Commission Expires: 9/14/23

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

