This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-9546-TC

Karen Johnson Davidson County
Batch# 521742 DEEDWARR
11/25/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $761.83
20201125-0138489

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $205,900.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2020.

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kerry A. Bennett 154 Lake Chateau Drive Hermitage, TN 37076	Primary Residential Mortgage, Inc 1480 North 2200 West Salt Lake City, UT 84116	097-08-0A-045.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brenda V. Carter, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kerry A. Bennett, single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being Unit H-3, together with the appurtenant common elements of Lake Chateau Condominiums, Phase II, Section III, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6639, page 468; as amended and supplemented in Book 7025, page 380; Book 7367, page 272; Book 10322, page 682; Book 10753, page 271; Book 10753, page 275; and in Book 11012, page 495, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed and Declaration, as amended. Reference is hereby made to the site-plan of Condominium Plat of Lake Chateau, of record in Book 6250, pages 607-610, inclusive; as amended in Book 7025, page 380; and in Book 10753, page 271, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Brenda V. Carter, an unmarried woman by Warranty Deed from Brian Lichter, married, dated March 2, 2017, recorded March 27, 2017, of record in Instrument No. 20170327-0029416, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **154 Lake Chateau Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 November, 2020.

GRANTOR:

Brenda V Carter

Brenda V. Carter

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda V. Carter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 3 2021

202011250138489

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

