Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829735

Karen Johnson Davidson County
Batch# 524759 **DEEDWARR**
12/04/2020 01:00:42 PM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20201204-0141222

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $319,000.00.

Madison Mazzanti
Affiant

Subscribed and sworn to before me, this 4th day of November, 2020.

KIK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 2/22/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy F. Pinkerton, Jr. and Chikita L. Pinkerton 804 Chandler Grove Hermitage TN 37076	New Owner	Tax Parcel ID No. 076 09 0A 003.00

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, **Ajay Nana and wife, Pina A. Nana,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chikita L. Pinkerton and Timothy F. Pinkerton Jr., wife and husband** ("Grantees"), their 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. 3 on the plan of Chandler Grove, of record in Book 7900, Page 796, Amended in Book 7900, Page 802, Surveyor's Certificate of Correction in Book 9942, Page 837, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ajay Nana and wife, Pina A. Nana, by Warranty Deed from Kevin L. Griffith, and Barbara A. Griffith, husband and wife, of record in Instrument No. 20141110-0103453, in the Register's Office of Davidson County, Tennessee, dated November 04, 2014 and recorded on November 10, 2014.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chandler Grove, as recorded in Plat Book 7900, Page(s) 802, Surveyor's Correction in Book 9942, Page 837.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Chandler Grove, as recorded in Plat Book 7900, Page(s) 796.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9480, Page 4.

Easement recorded in Book 1104, Page 400.

This is improved property located at 804 Chandler Grove Hermitage TN 37076

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 16th day of November, 2020.

Ajay Nana

P. A. NANA
Pina A. Nana

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ajay Nana and Pina A. Nana, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2020.

Notary ~~Public~~
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09 2022