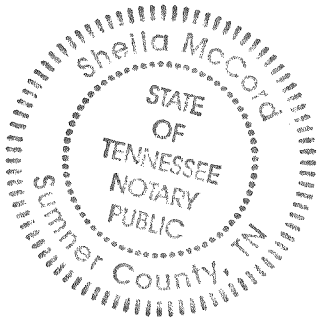
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephenie Deann Chumley	Stephenie Deann Chumley	097-04-0-013
(NAME)	(NAME)	
4013 Port Cleburne Lane	4013 Port Cleburne Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 527149 DEEDWARR
12/09/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,077.62
20201209-0143293

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Phyllis D. West, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey** unto **Stephenie Deann Chumley and David Allen Chumley, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 42 on the plan of Lake Park, Section 1 as of record in Book 4175, pages 134 & 135, Register's Office For Davidson County Tennessee.

Said Lot 42 fronts 126 feet on the southerly side of Port Cleburne Lane, and extends back 170.74 feet on the easterly line and 170.68 feet on the westerly tine to a "dead" line in the rear, measuring 126 ft thereon.

Being the same property conveyed to Raphael B. West, Jr., married by Warranty Deed from Harry E. Margrave and wife, Katherine H. Margrave dated 07/23/1991 and recorded 07/25/1991, of record in Book 8404, Page 854; and being the same property conveyed to Raphael B. West, Jr., by Quitclaim Deed from Linda M. West, dated 07/23/1991 and recorded 07/25/1991, of record in Book 8404, Page 865; property further being the same property conveyed to Raphael B. West, Jr., and wife Phyllis D. West by Quitclaim Deed from Raphael B. West, Jr., dated 06/25/1997 and recorded 07/03/1997, of record in Book 10516, Page 131, Register's Office for Davidson County, Tennessee. The said Raphael B. West died on 03/30/2019 leaving the said Phyllis D. West as the sole surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for 2020 have bee paid and prorated as of the day of closing and assumed by the Grantee herein, all subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4175, Page 134, Plat Book 4175, Page 135, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4429, Page 577, and amended restrictions recorded in Book 4516, Page 751, Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association record in Book 4669, Page 746, Book 9949, Page 538, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4013 Port Cleburne Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. 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.

Effective the 30th day of November, 2020.

Phyllis D. West

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis D. West, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

