WARRANTY DEED

Karen Johnson Davidson County
Batch# 538649 DEEDWARR
12/21/2020 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20201221-0150831

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: March 05, 2023

(AFFIX SEAL)

KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Chandler		086020101.00
(NAME)	(NAME)	
5413 Heather LN		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carolyn Chandler Standerfer, Trustee of the John R. Chandler and Carolyn W. Chandler Joint Revocable Living Trust dated December 10, 1993 and Carolyn W. Chandler n/k/a Carolyn Chandler Standerfer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John W. Chandler and Elaine Y. Chandler, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows: To-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 60 feet in the southeasterly side of Panama Drive and extends back between parallel lines 150 feet to a dead line at the rear, measuring 60 feet thereon.

BEING the same property conveyed to John R. Chandler and Carolyn W. Chandler, Trustees U/A/D Dec 10, 1993 by Quitclaim Deed from John R. Chandler and wife, Carolyn W. Chandler, dated December 10, 1993 of record in Book 9275, page 540, Register's Office, Davidson County, Tennessee. John R. Chandler having since died on December 24, 2008 leaving Carolyn W. Chandler the owner fee simple as the sole surviving tenant by its entirety, Also leaving Carolyn W. Chandler the sole Trustee of the John R. Chandler and Carolyn W. Chandler Joint Revocable Living Trust dated December 10, 1993. See Also Deed of record in Book 5518, Page 623 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7012 Panama Dr., 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 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. 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/our hands this 18th day of December, 2020.

CAROLYN CHANDLER STANDERFER, TRUSTEE OF THE JOHN R. CHANDLER AND CAROLYN W. CHANDLER JOINT REVOCABLE LIVING TRUST DATED DECEMBER 10, 1993

Carolyn Chandler Standerfer
Trustee

Carolyn W. Chandler Carolyn Chandler Standerfer
Carolyn W. Chandler n/k/a Carolyn Chandler Standerfer

State of Tennessee
County of Rutherford

Personally appeared before me Carolyn W. Chandler n/k/a Carolyn Chandler Stanberfer, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2020.

KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

On this 18 day of December, 2020, before me personally appeared Carolyn Chandler Stanberfer, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged herself to a Trustee John R. Chandler and Carolyn W. Chandler Joint Revocable Living Trust dated December 10, 1993 and, the within named bargainor, Carolyn Chandler Stanberfer, and she , as such Trustee, being authorized so to do, executed the foregoing instrument (Warranty Deed), for the purpose therein contained by signing the name of Carolyn Chandler Stanberfer by herself as such Trustee.

Witness my hand and seal this 18th day of December, 2020.

KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public Kristin L. Brown
My Commission Expires: 03-05-23

File No.: 24878

True Copy Certification

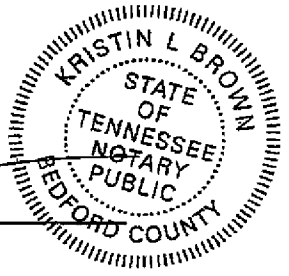
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23