FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **226,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/22/2020** Notary Public MY COMMISSION EXPIRES: 01-10-2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 552116 DEEDWARR
01/12/2021 08:28:30 AM 2 pgs
Fees: $13.00 Taxes: $836.20
20210112-0004964

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3437

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Davis and Gary Davis	CrossCountry Mortgage	**122-01-0A-425.00**
(NAME) **170 Antler Ridge Circle**	(NAME) 6850 Miller Rd	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Courtney L. Chronowski and Terren J. Spencer, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Davis and Gary Davis, wife and husband,** 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:

Land in Davidson County, Tennessee. being Unit No. 14 in Woodland Point, Phase X", a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point). located on Buck Run Drive and/or Antler Ridge Circle Nashville Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 200207025-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplement of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No 20020904- 0107261, said Register's Office (the "Second Supplement"), the First Supplement, Second Supplement and the original Declaration being collectively referred to as "Declaration", to which reference is hereby made.

Being the same property conveyed to Courtney L. Chronowski and Terren J. Spencer, husband and wife by Deed dated April 3, 2018 from Richard M. Edwards, married, recorded April 4, 2018, in Instrument Number 20180404-0031788,in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 170 Antler Ridge Circle, Nashville, TN 37214
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **December, 2020**.

Courtney L. Chronowski
Courtney L. Chronowski

Terren J. Spencer

STATE OF ~~TENNESSEE~~ WI
COUNTY OF ~~DAVIDSON~~ DANE

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Courtney L. Chronowski and Terren J. Spencer** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **December, 2020**.

Steven Andrew Adams
Notary Public
State of Wisconsin

NOTARY PUBLIC

My Commission Expires: 3-20-21

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett, III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023