Karen Johnson Davidson County
Batch# 554702 DEEDWARR
01/14/2021 03:21:30 PM 2 pgs
Fees: $13.00 Taxes: $965.70
20210114-0006722

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Kristi Jaco	SEND TAX BILLS TO: Carroll Bank and Trust	MAP-PARCEL NUMBERS
(NAME) 2000 Chadwell Overlook Dr.	(NAME) 19510 West Main St.	051020A00100CO
(ADDRESS) Madison, TN 37115	(ADDRESS) Huntingdon, TN 38344	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Laresa S. Dalton, an unmarried woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristi Jaco, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 1 on the Plan of Chadwell Retreat Townhomes, Pursuant to Master Deed of record as Instrument No. 20080702-0068253 and as amended in Instrument No. 20080924-0097122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laresa S. Dalton, an unmarried person by Warranty deed from Chadwell Retreat, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160503-0043354 Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 03, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Master Deed establishing a Horizontal Property Regime of Chadwell Retreat Townhomes of record in Instrument Number 20080702-0068253, as amended in Instrument No. 20080924-0097122, By-Laws of Chadwell Retreat Townhomes Owner's Association, Inc. of record in Instrument Number 20080702-0068254, Restrictions of record in Instrument Number 20070327-0036415, Storm water detention agreement of record in Instrument Number 20050712-0080680, Storm drainage easement of record in Instrument Number 20070905-0106266, Inspection and maintenance agreement for private stormwater management facilities of record in Instrument Number 20070904-0106023, Inspection and maintenance agreement for private stormwater management facilities of record in Instrument Number 20070904-0106023, Deed to State of Tennessee of record in Instrument Number 20010504-0046033 and Book 3805, page 530, Sanitary sewer easement of record in Book 4067, Page 967, Water line easement of record in Book 5794, Page 97 & 99, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 2000 Chadwell Overlook Dr, Madison, TN 37115
(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 hand this 14th day of January, 2021.

Laresa S. Dalton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Laresa S. Dalton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of January, 2021.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 1/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY