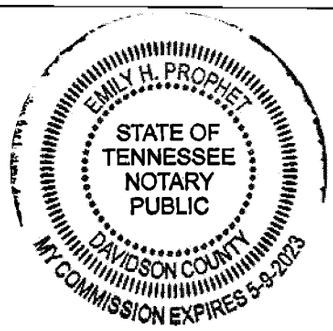


State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$313,000.00.**

Affiant

Subscribed and sworn to before me, this the 28 day of January, 2021.

Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathleen M. Shafer	**Kathleen M. Shafer**	086 08 0A 005.00 CO
1111 Central Avenue, #302	**1111 Central Avenue, #302**	
Naples, FL 34102	**Naples, FL 34102**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUSTIN COOPER CHAMBERS AND JESSICA LYNN CHAMBERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHLEEN M. SHAFER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 408, as shown on the map entitled Final P.U.D. Plan, Phase II, Camden Woods, of record in Plat Book 6900, page 735, amended in Book 8091, page 799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JUSTIN COOPER CHAMBERS AND JESSICA LYNN CHAMBERS, HUSBAND AND WIFE, by deed from JAMES ISAAC RICH AND HEATHER NICOLE RICH, HUSBAND AND WIFE, of record in Instrument No. 20171219-0129104, dated December 15, 2017, said Register's Office.

Karen Johnson Davidson County
Batch# 563635 DEEDWARR
01/28/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20210128-0012886

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 213 Cahaba Cove, Hermitage, TN 37076.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 hand(s) this 21st day of JANUARY, 2021

JUSTIN COOPER CHAMBERS

Jessica Lynn Chambers
JESSICA LYNN CHAMBERS

State of Tennessee)
County of ~~Davidson~~) Sumner

JOY E. SISK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

On this 21st day of January, 2021, before me personally appeared, **JUSTIN COOPER CHAMBERS AND JESSICA LYNN CHAMBERS, HUSBAND AND WIFE**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 03-02-2021 Joy E. Sisk
Notary Public

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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.

E Prophet

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Richelle B. Montg—

NOTARY PUBLIC

My Commission expires: July 5, 2021

