WARRANTY DEED

Karen Johnson Davidson County
Batch# 584712 DEEDWARR
03/04/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $375.69
20210304-0028349

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,539.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 21-CD-050

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Chilton		150 10 0 103.00
(NAME)	(NAME)	
3260 Luann Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred One Thousand Five Hundred Thirty-Nine And No/100 Dollars ($101,539.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN WHITE, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID CHILTON, 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, Tennessee, being Lot No. 28-A, Zone Lot Division, Lots 21-30 (Inclusive), Cherry Hills, Section 12, as of record in Book 6250, page 466, amending Book 6250, page 174 and 175, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin White, married, by Warranty Deed, from Shanell E. Chilton, unmarried, for a consideration value of $80,318.51, dated January 8, 2020, recorded January 10, 2020, of record in Instrument No. 20200110-0003536, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Shanell E. Chilton, unmarried, by Warranty Deed, from David Edward Elliottscott, III, dated November 30, 2006, recorded December 5, 2006, of record in Instrument No. 20061205-0149802, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☐ property, known as 3260 Luann Drive, Antioch, TN 37013
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 1 day of March, 2021.

Kevin White

STATE OF TENNESSEE:
COUNTY OF Williamson

On this 1 day of March, 2021, before me personally appeared Kevin White to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 1 day of March, 2021.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Notary Public

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY