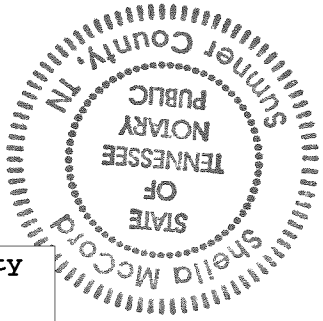
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 588579 DEEDWARR
03/10/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20210310-0031319

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaylin K. Oster	Guaranteed Rate, Inc.	097080A10100CO
(NAME)	(NAME)	
258 Lake Chateau Drive	3940 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/we **Cathy A. Markwell, a widow**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kaylin K. Oster, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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. S-5 in a Horizontal Property Regime of Lake Chateau Condominiums, created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated and as established by a amended and restated master deed declaration of covenants, conditions and restrictions, of record in Book 6639, Page 468, amended in Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said master deed reference is hereby made to the Plat of Lake Chateau Condominiums, as of record in Book 6250, Pages 607-610, and corrected in Book 7025, Page 380, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Cathy A. Markwell, a widow by Warranty Deed from Mary W. Sanford, Trustee, dated 06/25/2004 and recorded 06/30/2004, of record in Instrument 200406300077986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 607, as Corrected and amended in Plat Book 7025, page 380; Covenants, conditions, easements and restrictions recorded in Book 4756, Page 743, and Amendment Declarations of record in Book 5708, Page 781, Book 5718, Page 988, Book 5819, Page 432, Book 6639, Page 468, Book 6691, Page 308, Book 6691, Page 314, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 11012, Page 495, said Register's Office; Agreement of Easement recorded in Book 5071, Page 277, said Register's Office; Right of Way Easement including terms and conditions thereof as recorded in Book 6599, Page 291, Book 6651, Page 23, Register's Office for Davidson County; Tennessee; Grant of Easement recorded in Instrument 201012060096761, Register's Office for Davidson County,

Tennessee; Subject to Storm Water Detention Agreement of record in Book 6551, Page 765, Register's Office for Davidson County, Tennessee; Articles of Incorporation of Lake Chateau Homeowner Association of record in Book 6870, Page 491, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 258 Lake Chateau Drive, 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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 5th day of March, 2021.

3/5/2021

Cathy A. Markwell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy A. Markwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of March, 2021.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

