Karen Johnson Davidson County
Batch# 588861 DEEDWARR
03/10/2021 02:36:17 PM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20210310-0031681

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,600.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 21, 2024
(AFFIX SEAL) 8/20/24

EMILY CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF CHEATHAM

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01148

Address of New Owner:	Send Tax Bills to:	Tax Information:
Logan George Roberts and Alessandra Nancy Saracco 517 Old Towne Dr. Brentwood, TN 37027	Logan George Roberts and Alessandra Nancy Saracco 517 Old Towne Dr. Brentwood, TN 37027	160-16-0-C-040.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristen B. Carmichel**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Logan George Roberts, single, and Alessandra Nancy Saracco, single, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors 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. 40, on the plan of A Horizontal Property Regime (Private Element) (erroneously omitted in prior deed), The Terraces at Brentwood Chase, (A Revision of "Old Towne at Brentwood Chase") (erroneously omitted in prior deed), as shown by plat of record in Instrument No. 20001103-0109137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Kristen Carmichel, unmarried by deed from Phillip L. Lovelace and wife, Sandra L. Lovelace, dated August 7, 2009, recorded August 11, 2009, of record in Instrument No. 20090811-0075584, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kristen B. Carmichel, unmarried by Quitclaim Deed from Kristen Carmichel, unmarried, dated July 19, 2012, recorded July 31, 2012, of record in Instrument No. 20120731-0067298, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 517 Old Towne Dr., Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of March, 2021

Kristen B Carmichel
Kristen B. Carmichel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of March, 2021, before me personally appeared Kristen B. Carmichel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

W. Brad Lehman

Notary Public

Printed Name: W. Brad Lehman

Serial Number, if any: _____

My Commission Expires: September 21, 2024

