Name and Address of New Owner:
Wyatt A. Chittenden
192 Heritage Trace Drive
Nashville, TN 37115

Send Tax Bills To:
Wyatt A. Chittenden

Karen Johnson Davidson County
Batch# 618702 DEEDWARR
04/20/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20210420-0052720

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 42 11 B 105.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Betty Rowland**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wyatt A. Chittenden,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

BEING UNIT NUMBER 192 OF HERITAGE VILLAGE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4758 AT PAGE 179 AND AS AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383 AND BOOK 6380 PAGE 989, AND FUTHER SUPPLEMENTED AND AMENDED IN BOOK 6484, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.REFERENCE IS HERERBY MADE TO THE PLAT OF HERITAGE VILLAGE CONDOMINIUMS SET FORTH AS EXHIBIT "A" OF SAID SUPPLEMENT AND AMENDMENT TO THE MASTER DEED, FOR A MORE COMPELTE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME UNIT CONVEYED TO BETTY ROWLAND, MARRIED, BY WARRANTY DEED FROM WAYNE K. WILLIAMS AND WIFE, LUCINDA C. WILLIAMS, RECORDED ON JULY 15, 1988, OF RECORD IN BOOK 7600, PAGE 220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 192 HERITAGE TRACE DR., MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of April, 2021.

Betty Rowland by Melissa Collins, Attorney-In-Fact (SEAL)
Betty Rowland by Melissa Collins, Attorney-In-Fact

(SEAL)
Melissa Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2021, before me personally appeared Melissa Collins, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of April, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Melissa Collins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Betty Rowland, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Betty Rowland by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of April, 2021.

My Commission Expires:
10/25/2022

NOTARY PUBLIC

True Copy Certification

I, John A. Bell Jr., 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of April, 2021.

Notary Public
My commission expires:
File No. 2021-2538

