Karen Johnson Davidson County
Batch# 632096 DEEDWARR
05/10/2021 11:15:55 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20210510-0062349

THIS INSTRUMENT PREPARED BY:
TREADWAYLEGAL
800 Market Street, Suite 200
Chattanooga, Tennessee 37402

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Brandon Chamberlain **536 Sarver Avenue** **Madison, TN 37115**	**Community Mortgage Corp.** **142 Timber Creek Drive** **Cordova, TN 38018**	**043-02-0C-006.00-CO**

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED AND THIRTY THOUSAND DOLLARS ($330,000.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, hereinafter the Grantor,** has this day bargained and sold, and does hereby transfer and convey unto the said **BRANDON CHAMBERLAIN, an unmarried man and hereinafter Grantee**, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Final Plat Amqui Place, Section 3, of record in Instrument No. 20191210-0130360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from TRACEY WOODWARD AND THANE MYERS AND LEANNA RADNEY AND DIANE WHITE, of record in Instrument No. 20101215-0099848, dated December 6, 2010, said Register's Office.

This property is also known as improved property located at 536 Sarver Ave., Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $330,000.00

Subscribed and sworn to before me,
this 5th of May 2021.

Affiant – Brandon Chamberlain

My Commission Expires: 5/8/2023

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 May 2021.

James L. Paradise, for Paradise Properties, a Tennessee General Partnership

State of Tennessee
County of Davidson

Personally appeared before me, James L. Paradise, Partner of Paradise Properties, a Tennessee General Partnership, with whom I am personally acquainted, and whoacknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of May, 2021.

Notary's Signature
My Commission Expires 5/8/2023

