THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210333851** Karen Johnson Davidson County Batch# 636910 DEEDWARR 05/14/2021 03:03:30 PM 3 pgs Fees: $18.00 Taxes: $1,311.84 20210514-0065642	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $354,550.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2021. Notary Public My Commission Expires: 11-19-23 BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Bentley Clark Smith and Hannah Thomas Adkins 3493 Chandler Cove Way Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-16-0A-232.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry S. Mitchell and Christa Mitchell, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bentley Clark Smith , an unmarried man and Hannah Thomas Adkins, an unmarried woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Final Plat of Hidden Creek (a Cluster Lot Subdivision), Phase 3, Section 2 of record in Plat Book , Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry S. Mitchell, a married man and Christa Mitchell, his wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060203-0013457 Register's Office for Davidson County, Tennessee, dated January 27, 2005 and recorded on February 03, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050714-0081683, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, amended in Instrument No. 20030313-0033781 and Instrument No. 20050308-0025065, supplement at Instrument No. 20050930-0117904, Instrument No. 20050930-0117906; Instrument No. 20060828-0105537 and Instrument No. 20060828-0105538 and amended at Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Stormwater Detention Agreement Easement of record in Instrument Number 20020320-0034487, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument Number 20030303-0027389 and amended Instrument No. 20090908-0074136, in the Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument Number 20030303-0027388 and Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners Association of record in Instrument Number 20050930-0117905, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 5460, Page 992; Book 10348, Page 367 and Book 10348, Page 374, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Instrument Number 20190102-0000313, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3493 Chandler Cove Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2021.

Larry S. Mitchell

Christa Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry S. Mitchell and Christa Mitchell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON