WARRANTY DEED

Karen Johnson Davidson County
Batch# 646752 DEEDWARR
06/01/2021 10:48:58 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20210601-0072900

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES 3-16-2025
(AFFIX SEAL)

ELIZABETH RISNER NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-012417

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chandler Sloan, a single woman	Chandler Sloan, a single woman	064-12-0A-946.00-CO
(NAME) 946 Old Fountain Place	(NAME) 946 Old Fountain Place	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
ANTONIO POWELL, A SINGLE MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CHANDLER SLOAN, A SINGLE WOMAN,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 946 of Fox Run Condominiums, Section 2, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5535, Page 713, as amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, 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 Fox Run Condominiums, as of record in Book 5200, Page 148, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John T. Price and wife, Betty J. Price by Warranty deed from Annette B. Martin and Martha B. Roberts, individually and as Devisees of the Estate of Pauline L. Binkley of record in Instrument No. 20050801-0089473 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on August 01, 2005.

Being the same property conveyed to Antonio Powell by Warranty deed from John T. Price and wife, Betty J. Price of record in Instrument No. 20190603-0052643 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 03, 2019.

Being also known as 946 Old Fountain Place 946 Hermitage, Tennessee 37076.

Subject to: all easements, restrictions, rights of way of record, and taxes for the year 2021, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is ☒ property, known as 946 Old Fountain Place, Hermitage, TN 37076
improved

(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 26 day of MAY, 2021.

Antonio Powell

STATE OF TENNESSEE

COUNTY OF Robertson

On this 26th day of May, 20 21, before me personally appeared Antonio Powell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

Printed Name: Elizabeth Risner

Commission Expires 3-16-2025

ELIZABETH RISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON