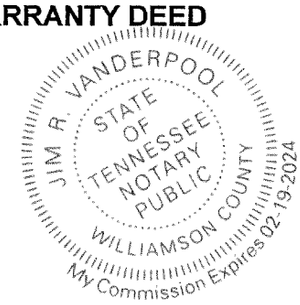
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/29/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan B. Case	Ryan B. Case	064 00 0A 023.00 CO
(NAME) 406 N Cameron Court	(NAME) 406 N Cameron Court	Karen Johnson Davidson County Batch# 661189 DEEDWARR 06/21/2021 02:32:30 PM 2 pgs Fees: $13.00 Taxes: $1,295.00 20210621-0083462
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Lisa D. Carter and Keith Ryan Carter, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan B. Case and Sarah A. Hinde-Case, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Plan of Caleb Chase, of record in Book 6250, Page 821 and 822, and Amendment of record in Book 6918, Page 882, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa D. Carter and spouse, Keith Ryan Carter by Warranty Deed from Karen H. Brown fka Karen Rooker, dated 03/05/2015 and recorded 03/09/2015, of record in Instrument 201503090019730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 821 and 822, and Amendment Plat of record in Book 6918 and Page 882, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6777, Page 453 and Corrected Declaration of record in Book 6783, Page 805 and Amendment Declarations of record in Book 7189, Page 553 and Instrument 201006030043191, Register's Office for Davidson County, Tennessee; StormWater Detention Agreement of record in Book 6548, Page 557, Register's Office for Davidson County, Tennessee; Charter of Caleb Chase Homeowners Association, Inc of record in Book 6927, Page 370, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveys to Caleb Chase Homeowners Association, Inc of record in Book 7242, Page 554, Register's Office for Davidson County, Tennessee; Articles of Amendment to the Charter of record in Book 8109, Page 791, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 406 N Cameron Court, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of June, 2021.

Lisa D. Carter

Keith Ryan Carter

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa D. Carter and Keith Ryan Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of June, 2021.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY