WARRANTY DEED

Karen Johnson Davidson County
Batch# 676019 DEEDWARR
07/13/2021 03:07:00 PM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20210713-0094263

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson Dm

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

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
Keith Dwayne Chance	OnQ Financial Inc.	075 12 0C 059.00 CO
(NAME)	(NAME)	
753 Tulip Grove Road, Unit 1203	615 S. River Dr. # 170	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tempe AZ 85281	
(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 **Mark Zabawa and Beth Zabawa, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Keith Dwayne Chance and Elva Suzanne Chance, 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:

Land in Davidson County, Tennessee, being Unit No. 1203, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001010-0100359, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Zabawa and Beth Zabawa, husband and wife by Warranty Deed from Jennifer M. Whitsitt, unmarried, dated 02/25/2016 and recorded 03/02/2016, of record in Instrument 201603020020125, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument 200010100100359, (2) Covenants, conditions, easements and restrictions recorded in Book 11653, Page 251, Instrument 200007180070532, and Instrument 200102120013362, (3) Charter of Brookside Park Townhouse Corporation of record in Book 11653, Page 248; (4) Quitclaim Deed to the Brookside Park Townhomes Homeowners Association of record in Instrument 200910270098890, 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 ☒ 753 Tulip Grove Road, Unit 1203, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1291721
Warranty Deed TN

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 2nd day of July, 2021.

Mark Zabawa

Beth Zabawa

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 **Mark Zabawa and Beth Zabawa**, 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 2nd day of July, 2021.

Notary Public

My Commission Expires: 3. 8. 2025

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