WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 722871 DEEDWARR
09/23/2021 11:57:25 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20210923-0128040

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/25
(AFFIX SEAL)

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-081836

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stuart Wilson Chandler and Christina Nicole Welch	new owner	
(NAME)	(NAME)	
720 Fox Ridge Drive		160-14-0C-020.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRENDA GAYLORD THOMPSON AND LINDA LEIGH FUSON, CO-TRUSTEES OF THE DANIEL ALBERT GAYLORD, JR. REVOCABLE TRUST DATED JANUARY 27, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STUART WILSON CHANDLER AND CHRISTINA NICOLE WELCH,** husband and wife HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 720, in Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, .co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dan A. Gaylord, Jr. by Warranty deed from Haury & Smith Contractors, Inc of record in Book 5834, page 17, Register's Office for Davidson County, Tennessee, dated December 17, 1981 and recorded on December 28, 1981. And further, being the same property conveyed to Daniel Albert Gaylord, Jr. and Brenda Gaylord Thompson, Co-Trustees of the Daniel Albert Gaylord, Jr. Revocable Trust dated January 27, 2017 by Quitclaim deed from Daniel Albert Gaylord, Jr., a/k/a Dan A. Gaylord, Jr. or Dan A. Gaylord, of record in Instrument No. 20170215-0015728 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on February 15, 2017. The said Daniel Albert Gaylord, Jr. having since died on April 29, 2020 leaving Linda Leigh Fuson as successor Co-Trustee.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 720 Fox Ridge Drive, Brentwood, TN 37027
(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 my/our hand(s) this the 21 day of September, 2021

The Daniel Albert Gaylord, Jr. Revocable Trust dated January 27, 2017

BY: Brenda Gaylord Thompson
Brenda Gaylord Thompson, Co-Trustee

BY: Linda Leigh Fuson
Linda Leigh Fuson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 21 day of September, 2021, before me personally appeared Brenda Gaylord Thompson and Linda Leigh Fuson, Co-Trustees of The Daniel Albert Gaylord, Jr. Revocable Trust dated January 27, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 21 day of September, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON