Karen Johnson Davidson County
Batch# 741422 DEEDWARR
10/22/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $801.05
20211022-0141897

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: (AFFIX SEAL) 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 162
Erin Telfer 127 Bess Court S Antioch, Tennessee 37013	NEW OWNER	GROUP 06 0A PARCEL 002.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Larry Chocron and Denise Chocron, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Erin Telfer, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Bess Ct. S. Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Bess Ct. S. Residences, a Horizontal Property Regime, of record in Instrument No. 20180820-0082262, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to MOTT, LLC, a Tennessee limited liability company, by Warranty Deed from Les Lazarus, a married man and Dan Heichelbech, a married man, dated July 16, 2018 and filed of record July 24, 2018 in Instrument No. 20180724-0072125, Register's Office for Davidson County, Tennessee. Further conveyed to Larry Chocron and Denise Chocron, husband and wife, by Quitclaim Deed from MOTT, LLC, a Tennessee limited liability company, dated December 30, 2019 and filed for record December 31, 2019 in Instrument No. 20191231-0134782, said Register's Office. Scrivener's Affidavit to correct the legal description is of record in Instrument No. 20210809-0106646, in said Register's Office dated August 5, 2021 and recorded on August 9, 2021.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 127 Bess Court S, Antioch, Tennessee 37013.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 19th day of October, 2021.

Larry Chocron

Denise Chocron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Chocron and Denise Chocron, husband and wife, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2021.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry Chocron** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be Athens Title & Escrow LLC of , the within named bargainor, a corporation, and that they as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 19th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: _____

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/19/2021.

D. Shayne Adair

10/20/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 **day of** October, **2021.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY