Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14401-DJ

Karen Johnson Davidson County
Batch# 743511 DEEDWARR
10/26/2021 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211026-0143671

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 20th day of October, 2021.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrea Estep and John Levens 305 Forrest Lawn Ct Mt Juliet TN 37122	New Owner	110-00-0-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Deborah Chandley, unmarried, Veronica Dawn Hesson, married and Lori Nicole Hall, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrea Estep and John Levens, wife and husband** 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:

FIRST TRACT: Beginning on the northerly margin of Stewart Ferry Road in the westerly line of the Nellie Weatherly tract; thence with said tract, north 22 deg 30' east 316 feet; thence north 64 deg 14' west 189.2 feet; thence south 5 deg 26' west 326.3 feet to the northerly margin of Stewart Ferry Road; thence which said Road, south 61 deg east 88 feet to the beginning, containing one acre, more or less, according to a survey made by H. B. Fowlkes, Surveyor, May, I946.

SECOND TRACT: Beginning at the northeast comer of the property conveyed to Erby S. Fulghum, Jr. and wife by deed from Frank N. Karl and wife, of record in Book 1403, page 611, Register's Office for said County; thence northwardly and with the line of a fence, 554 feet to the line of the Lane property; thence with said line, westwardly 252 feet to a comer of said Lane property, continuing with Lane's line, southwardly 554 feet to the northwest comer of the Erby S. Fulghum, Jr. property; thence with the northerly line of same, eastwardly 189 feet to the beginning, containing 2.8 acres, more or less.

Being the same property conveyed to Deborah Chandley, reserving a life estate, Veronica Dawn Hesson and Lori Nicole Hall, by deed from Matthew Hall, Executor for the Estate of Robert Allen Chandley (a.k.a Allen Chandley), of record in Instrument No. 20200520-0052199, Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 20, 2020.

Deborah Chandley is conveying her life estate interest in the property. The subject property is not the primary residence of Veronica Dawn Hesson or Lori Nicole Hall nor their spouses nor any dependents.

This is improved property located at: **1735 Stewarts Ferry Pike, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~20th~~ 14th day of October, 2021.

GRANTOR:

Deborah Chandley

Veronia Dawn Hesson

Lori Nicole Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Veronia Dawn Hesson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2021.

Notary Public
My Commission expires: 1-8-2024

PAUL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Chandley and Lori Nicole Hall the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2021.

Notary Public
My Commission expires: 1-8-2024

PAUL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202110260143671

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/20/21 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 **day of** October, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

