Karen Johnson Davidson County
Batch# 752279 DEEDWARR
11/10/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20211110-0149874

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038016**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2021. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Karen Russell and Donald Russell 200 Watauga Place Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ Republic Bank 300 S. 7th St. Louisville KY 40202	Tax Information: Tax Parcel ID No. 160-16-0B-062.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Meador and Shelli Meador, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Karen Russell and Donald Russell, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Revision One Section One Brentwood Chase, of record in Book 9700, pages 850-855 and Book 9700, Pages 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM MEADOR AND SHELLI MEADOR, HUSBAND AND WIFE, by deed from ALLEN E. THOMAS, JR. AND DAVID M. THOMAS, AS TENANTS IN COMMON, of record in Instrument No. 20140505-0038196 , dated May 2, 2014 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 160-16-0B-062.00 CO.

Matters shown on the Plan of record in Book 9700, Pages 936-941, said Register's Office.

Matters shown on the Plan of record in Book 9700, Pages 850-855, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000531-0053798, amended in Instrument No. 20000831-0086366, Instrument No. 20150109-0002674 Instrument No. 20161020-0111124, Instrument No. 20161020-0111125 and Instrument No. 20191001-0100090, said Register's Office.

Storm Water Detention Agreement of record in Book 11115, Page 281, & in Book 11115, Page 286, said Register's Office.

Drainage Easement of record in Book 7902, Page 389, said Register's Office.

Easement for water mains of record in Book 8371, Page 320, said Register's Office.

This is improved property located at 200 Watauga Place Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of November, 2021.

William Meador

Shelli Meador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Meador and Shelli Meador, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 04, 2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 3, 2021.

J. Carlton Drumwright

November 3, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 3, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY