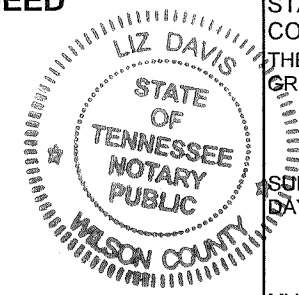
WARRANTY DEED

Karen Johnson Davidson County
Batch# 762335 DEEDWARR
11/29/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20211129-0157233



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2021.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

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
Colleen Chapman	Colleen Chapman	162-09-0A-098-00
(NAME)	(NAME)	
3632 SE Tater Peeler Road	3632 SE Tater Peeler Road	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090	Lebanon, TN 37090	
(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 **Carol Dyer, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Colleen Chapman, a married woman and Laurie Cook**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 83, Building No. 13 on the plan of Hickory Valley Condominiums Phase 2, of record in Book 4460, Page 133, Register's Office for said County.

Being the same property conveyed to Carol Dyer, unmarried by Warranty Deed from David E. Jean, Jr. and wife, Deborah J. Jean, dated 02/28/1989 and recorded 03/03/1989, of record in Book 7785, Page 198, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4659, Page 32, and Clarification of Master Deed of record in Book 4937, Page 429, and Book 5001, Page 394, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 201406130051943, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 4842, Page 979. Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 5606, Page 663. Register's Office for Davidson County, Tennessee; Grant of Easement including terms and conditions thereof as recorded in Instrument 201305170050050. Register's Office for Davidson County, Tennessee; Charter of Hickory Valley Condominiums, Phase 2, Association of record in Book 7980, Page 470, 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 ☒ 5510 Country Drive, Unit 83, Nashville, TN 37211

(House Number) (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 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 15th day of November, 2021.

Michael Lewis Dyer Attorney in fact Date: 11/15/21
Carol Dyer
By: Michael Lewis Dyer, Attorney-In-Fact

Anthony Todd Dyer attorney-in-fact Date: 11/15/21
Carol Dyer
By: Anthony Todd Dyer, Attorney-In-Fact

State of Tennessee
County of Wilson

On this 15th day of November, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael Lewis Dyer and Anthony Todd Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thatthey are the attorney-in-fact of Carol Dyer, and is authorized byher, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a Power of Attorney of record at Instrument Number __202111290157232___, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of November, 2021.

Kimberly Rogers
Notary Public:
My Commission Expires: 6-9-2024

Kimberly Rogers STATE OF TENNESSEE NOTARY PUBLIC County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 15, 2021

Tracey Trumphour
Affiant
Date: 11-15-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of November, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY