WARRANTY DEED

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: July 9, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meghan Carlson	New Owner	
(NAME)	(NAME)	
190 Lake Chateau Drive		097080A06300CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **we Daniel T. Webber and Megan Webber, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Meghan Carlson**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. L-3, on the Plan of Lake Chateau Condominiums, Section One (erroneously omitted on prior deeds), as established by Master Deed of record in Book 6639, Page 468; as amended in Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; and Book 11012, Page 495, and as shown on plat of record in Book 6250, Pages 607, 608, 609, and 610 and Correction of Plat record in Book 7025, Page 380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel T. Webber and Megan Webber, husband and wife by Deed creating Tenancy by the entirety from Megan Ingram, now Webber, dated 02/15/2018 and recorded 02/16/2018 of record in Instrument 201802160015212, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 607 and Correction of Plat recorded in Book 7025, Page 380, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4756, Page 743, and Appointment of Successor Trustee per master deed recorded in Instrument 200508150096130, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6639, Page 468, and amended and or made applicable as Document No. Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495, Register's Office for Davidson County, Tennessee. Agreement of Easement of record in Book 5071, Page 277, Register's Office for Davidson County, Tennessee. Storm water Detention Agreement recorded in Book 6551, Page 765, Register's Office for Davidson County, Tennessee. Option for Right-of-Way Easement of record in Book 6599, Page 291, Register's Office for Davidson County, Tennessee. Articles of Incorporation of Lake Chateau Homeowners'

Karen Johnson Davidson County
Batch# 807969 DEEDWARR
02/17/2022 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20220217-0018796
202202170018796

Association Phases I, II and III of recorded in Book 6870, Page 491, Register's Office for Davidson County, Tennessee. Assignment of Development rights, Designation of "Developer" Lake Chateau Condominiums of record in Book 10836, Page 280, Register's Office for Davidson County, Tennessee. By-laws of Lake Chateau Homeowners' Association as of record in Book 6639, Page 548 and Amendment recorded in Book 7025, Page 380, 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 ☒ 190 Lake Chateau Drive, Hermitage, TN 37076

(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 8th day of February, 2022.

Daniel T. Webber

Megan Webber

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel T. Webber and Megan Webber, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of February, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-8-22.

Affiant Signature

2-8-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 8 day of February, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY