39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 832979 DEEDWARR
04/01/2022 09:26:41 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50

20220401-0037809

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey M. Chilson	MOVEMENT MORTGAGE	145-10-0-016.00
(NAME) 5846 Merrimac Court	(NAME) 8024 CALVIN HALL RD	
(ADDRESS) Nashville, TN 37215	(ADDRESS) INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charles Cunningham Wardlaw, Trustee of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018 and Louise Tryphena Wardlaw, Trustee of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey M. Chilson and Jennifer M. Chilson, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Tyne Valley Estates, Section 7, as of record in Book 3700, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Charles Cunningham Wardlaw and Louise Tryphena Wardlaw, Trustees of the Wardlaw Family Turst dated December 21, 2004 and reinstated October 22, 2018, by Warranty Deed from Mary C. Price, unmarried, dated March 12, 2021, of record in Instrument No. 20210329-0040915, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5846 Merrimac Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3700, page 9, in the Register's Office for Davidson County, Tennessee.

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 our hands this 31st day of March, 2022.

Charles Cunningham Wardlaw, Trustee of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018

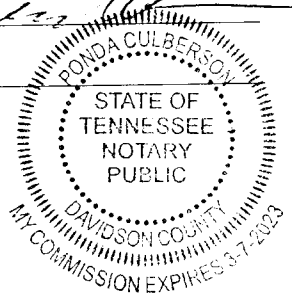
Louise Tryphena Wardlaw, Trustee of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles Cunningham Wardlaw, Trustee of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018 and Louise Tryphena Wardlaw, Trustee of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of March, 2022

Notary Public
My Commission Expires:



File No.: 35961