G#35614-2

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 833055 DEEDWARR
04/01/2022 10:33:09 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20220401-0037916

WARRANTY DEED

THIS INDENTURE, made this 11th day of March , A.D., 2022 , by and between

Kerry Dawn Myrick, An unmarried person

First Parties, and

Susan M. Chase and Kimball D. Chase, as Trustees of The Kimball Duane Chase and Susan Mildred Chase Joint Living Trust dated June 22, 2010

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Being Lot No. 124 on the Plan of Final Plat of Burkitt Springs, Phase 1, of record in Plat Instrument No. 20140115-0004012, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kerry Dawn Myrick by Deed dated June 15, 2018 from Peter Stanos and Laurena Stanos, husband and wife, recorded November 2, 2018, in Instrument Number 20181102-0108765, in the Official Records of Davidson County, Tennessee.

OWNER:
Susan M. Chase and Kimball D. Chase, as Trustees
717 Westcott Lane
Nolensville, TN 37135

RESPONSIBLE TAXPAYER:
CapStar Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$510,000.00**

Affiant

Subscribed and sworn to before me this **31st** day of **March, 2022**.

Notary Public

My commission expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CLT # 187-05-0A-124-00

After Recording, Return To:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

MR-CP-CM-2166

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Kerry Dawn Myrick × _____

Kerry Dawn Myrick

✓STATE OF Alabama

✓COUNTY OF Colbert

Personally appeared before me, Kerry Dawn Myrick An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

✓ _____

Notary Public

My Commission Expires: ✓ 12.07.24

ANGELA MCDOUGAL
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 12-07-2024