THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3658
Parcel ID: 171-04-0A-038.00

Property Address:
5424 Brownstone Drive, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 852549 DEEDWARR
05/09/2022 10:19:19 AM 2 pgs
Fees: $13.00 Taxes: $2,404.63

20220509-0052816

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Warranty Deed

Send Tax Statements To:
Churchill Mortgage
1749 Mallory Lane Ste. 100
Brentwood, TN 37027

Address of New Owner:
Daniel & Hayley McRady
5424 Brownstone Dr.
Brentwood, TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MICHAEL K. CHANDLER and SONJA L. CHANDLER, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DANIEL MCRADY and HAYLEY MCRADY, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83, on the Plan of Brownstone, Section One, as shown on plat of record in Plat Book 9700, pages 496 and 497, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to MICHAEL K. CHANDLER and SONJA L. CHANDLER, husband and wife by Deed dated September 28, 2000 from PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, recorded October 5, 2000, in Instrument Number 20001005-0098914, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5424 Brownstone Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 9700, page 455, Plat Book 9700, page 496 and Plat Book 9700, page 497, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 10951, page 689, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowner's Association of record in Book 10659, page 15, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Homeowner's Association as contained in Instrument No. 20010719-

0076872, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 10658, page 952 and Instrument No. 20010118-0005696, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 6 day of May, 2022.

MICHAEL K. CHANDLER

SONJA L. CHANDLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MICHAEL K. CHANDLER and SONJA L. CHANDLER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 6 day of May, 2022.

Notary Public

My Commission Expires: 1-13-24

JACKSON M. WELCH JR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $649,900.00.

Affiant

SWORN TO and subscribed before me on this 6 day of May, 2022.

Notary Public

My Commission Expires: 1-13-24

JACKSON M. WELCH JR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY