Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220340106

Karen Johnson Davidson County
Batch# 862239 DEEDWARR
05/25/2022 10:14:40 AM 4 pgs
Fees: $23.00 Taxes: $925.00

20220525-0060555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 20 day of May, 2022.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Homes, LLC 3222 Penny Lane Murfreesboro, TN 37130	New Owner	Tax Parcel ID No. 148 08 0 146.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cynthia Marie Gaertner Moore, Catherine Ann Gaertner, and Robert Louis Gaertner** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jeffrey Homes, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on Plan of Hazelwood, Section 13, of record in Book 4595, Page 98, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Barbara L. Sarratt, an unmarried woman by Quitclaim Deed from Barbara L. Sarratt, an unmarried woman of record in Instrument No. 20160808-0082005, in the Register's Office of Davidson County, Tennessee, dated July 29, 2016 and recorded on August 8, 2016.

Barbara L. Sarratt having died on January 26, 2022, in Davidson County, Tennessee. The Last Will and Testament of Barbara L. Sarratt now being probated in the Circuit Court of Davidson County, Tennessee, Docket No. 22P261, showing Cynthia Marie Gaertner Moore, Catherine Ann Gaertner, and Robert Louis Gaertner as heirs at law.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Thirteen, Hazelwood, as recorded in Plat Book 4595, Page(s) 98.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4562, Page 138.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4657, Page 258 as re-recorded in Book 4750, Page 91.

This is improved property located at 4599 Artelia Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2022.

Cynthia Marie Gaertner Moore

Cynthia Marie Gaertner Moore

STATE OF Ohio)
COUNTY OF Greene)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia Marie Gaertner Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2022.

Notary Public

My Commission Expires: 06/29/22

NOTARIAL SEAL STATE OF OHIO

JESSICA THACKER
Notary Public, State of Ohio
My Commission Expires 06-29-2022

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Catherine Ann Gaertner

Catherine Ann Gaertner

STATE OF N.C.)
COUNTY OF Durham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Ann Gaertner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2022.

Notary Public

My Commission Expires: 6/28/2025

CHRISTOPHER D JONES NOTARY PUBLIC DURHAM COUNTY, NC My Commission Expires 06-28-2025

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Robert Louis Gaertner

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Louis Gaertner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2022.

Notary Public

My Commission Expires: _____

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My Commission Expires
December 8, 2024