THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340261

Karen Johnson Davidson County
Batch# 866413 DEEDWARR
06/02/2022 01:08:04 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20220602-0063867

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

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

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Kermode and Cody Clark 317 Sarver Avenue Madison TN 37115	New Owner	Tax Parcel ID No. 043 01 0 107.00

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, **Sarah Roberts Carlson and Erik Anders Carlson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Kermode and Cody Clark, joint tenants**, ("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(s) 33, as shown on the map entitled Section 1 Shannon Place Subdivision, of record in Plat Book 11190, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Sarah Roberts Carlson and Erik Anders Carlson, wife and husband, by Warranty Deed from Matthew Eden, unmarried, of record in Instrument No. 20210726-0099740, in the Register's Office of Davidson County, Tennessee, dated July 22, 2021 and recorded on July 26, 2021.

Being the same property conveyed to Matthew Eden, by Warranty Deed from Patricia Ann Hackett and Michael Hackett, of record in Instrument No. 20210408-0046961, in the Register's Office of Davidson County, Tennessee, dated April 05, 2021 and recorded on April 08, 2021.

Being the same property conveyed to Patricia Waynick, unmarried and Michael Hackett, unmarried, Joint Tenants With Right of Survivorship, by Warranty Deed from Charles E. Rhoten, Carole Rhoten, married, of record in Instrument No. 20060712-0083692, in the Register's Office of Davidson County, Tennessee, dated July 7, 2006 and recorded on July 12, 2006.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Shannon Place Subdivision, as recorded in Plat Book 11190, Page(s) 55 .

Covenants, Conditions and Restrictions as set forth in Covenants and Restrictions recorded in Book 11416, Page 873.

This is improved property located at 317 Sarver Avenue Madison TN 37115

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 31st day of May, 2022.

Sarah Roberts Carlson

Erik Anders Carlson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Roberts Carlson and Erik Anders Carlson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public

My Commission Expires: _____

