Karen Johnson Davidson County
Batch# 869888 DEEDWARR
06/13/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $884.30
20220613-0066828

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,000.00.

Affiant

Subscribed and sworn to me on 05/ 26th /22.

NOTARY PUBLIC

My Commission Expires: 01-06-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lauren Bush 3260 Luann Dr. Antioch, TN 37013	Same as new owner	150 10 0 103.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Chilton, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lauren Bush, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28-A, Zone Lot Division, Lots 21-30 (inclusive), Cherry Hills, Section 12, as of record in Book 6250, Page 466, amending Book 6250, Page 174 and 175, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Chilton, by Warranty Deed from Kevin White, married, of record in Instrument No. 20210304-0028349, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

Being the same property conveyed to Kevin White, married, by Warranty Deed from Shanell E. Chilton, unmarried, of record in Instrument No. 20200110-0003536, in the Register's Office of Davidson County, Tennessee, dated January 8, 2020 and recorded on January 10, 2020.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 3260 Luann Dr., Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 my hand this 05/ 26 /22

David Chilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/ 26 /22, before me personally appeared David Chilton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/ 26/22

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **May 26, 2022**.

Affiant Signature

6/6/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

6th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

