RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 893108 DEEDWARR
07/25/2022 11:01:11 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20220725-0084615

Prepared By ~~& Return To~~:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-3085

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Kayla Ann Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of July, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ellen E Cahalan 292 Lake Chateau Drive Hermitage, TN 37076	Owner	097-08-0A-120.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mary Ann Cornett, unmarried and Kelly Woods, married, as joint tenants with right of survivorship and not as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellen E. Cahalan, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. V-6 of Lake Chateau Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lake Chateau Condominiums, of record in Plat Book 6250, Page (s) 607 through 610, inclusive, which revised and amends Plat Book 5050, Page 2-4, and Plat Book 4675, Page 41, together with the Master Deed of record in Book 4756, Page 743, Book 5819, Page 432, Book 6639, Page 468, Book 6691, Page(s) 308 and 314, Book 7025, Page 380; amended in Book 7367, Page 272; Book 10322, Page 682; Book 10753, Pages 271 and 275; Book 11012, Page 495; Book 4756, Page 761, Book 5708, Page 781, Book 5718, Page 988, Book 6639, Page 548, in the Register's Office for Davidson County, Tennessee, and subject to the provisions

and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed.

Being the same property conveyed to Mary Ann Cornett, unmarried and Kelly Woods, married, as joint tenants with right of survivorship and not as tenants in common by Warranty deed from Judy Ward. unmarried of record in Instrument No. 20060307-0026509 Register's Office for Davidson County, Tennessee, dated March 06, 2006 and recorded on March 07, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 292 Lake Chateau Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Dated this the 22nd day of July, 2022.

Mary Ann Cornett

Kelly Woods

STATE OF TENNESSEE COUNTY OF WILSON

On this 22nd day of July, 2022, before me personally appeared Mary Ann Cornett, Kelly Woods to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2022.

Notary Signature

My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON