WARRANTY DEED

Karen Johnson Davidson County
Batch# 911762 DEEDWARR
09/01/2022 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,699.63
20220901-0098860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

MST 2022-1157

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Bethel and Carly Bethel	New Owner	
(NAME)	(NAME)	
6024 Brentwood Chase Drive		160-16-0B-058.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Scott Michael Wendland and Lauri Jean Wendland, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Bethel and Carly Bethel, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Page (s) 936 through 941, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Michael Wendland and Lauri Jean Wendland, husband and wife by Warranty deed from Brian K. Niles and Amanda M. Niles, husband and wife of record in Instrument No. 20200428-0044029 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 28, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee. PUD Boundary of record in Book 9700, pages 653 and 654, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants and Restrictions of record in Book 11388, Page 52, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798, Instrument No. 20000831-0086366, and Corrective Amendment to Declaration recorded in Instrument No. 20150109-0002674, Instrument No. 20020515-0059485 Register's Office for Davidson County, Tennessee. Amended and Restated

Charter of Brentwood Chase Community Association of record in Instrument Number 20000524-0051842, Register's Office for Davidson County, Tennessee. Quitclaim Deed of amenities area of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee. Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee. Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreements of record in Book 11115, page 281 and 286, Register's Office for Davidson County, Tennessee.

This property, known as 6024 Brentwood Chase Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this 29th DAY OF August, 2022.

Scott Michael Wendland

Lauri Jean Wendland

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Scott Michael Wendland and Lauri Jean Wendland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of August, 2022.

Notary Public
My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/29/22 (date of document).

Jennifer L. Pennell

9/1/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of September, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026