Karen Johnson Davidson County
Batch# 913711 DEEDWARR
09/07/2022 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220907-0100354

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842110** ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/08/2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2022. Notary Public My Commission Expires: 7/8/2026

WARRANTY DEED

Address New Owner: Jackson Butler and Jacinda Green 1890 Brookmeadow Lane Hermitage TN 37076	Send Tax Bills To: New Owner 1890 BROOKMEADOW LANE HERMITAGE TN 37076	Tax Information: Tax Parcel ID No. 064 16 0D 097.00

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, **Thomas William Chase and Darla Mae Chase, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackson E Butler, an unmarried man and Jacinda D Green, an unmarried woman**, ("Grantees"), their 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. 264 on the Plan of Section Two, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20010515-0049898, 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 Thomas William Chase and Darla Mae Chase, husband and wife, by Warranty Deed from Tara E. Coleman, an unmarried woman, of record in Instrument No. 20210927-0129277, in the Register's Office of Davidson County, Tennessee, dated September 24, 2021 and recorded on September 27, 2021.

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.

Taxes for the year 2022 and thereafter, not yet due and payable.

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 Two, Truxton Park, R10 Cluster Lot Subdivision, as recorded in Instrument No. 20010515-0049898.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001011-0100896; Instrument No. 20001030-0107559, Supplementary Declaration in Instrument No. 20010522-0052910.

Easement for Utility, recorded in Book 4910, Page 838.

Easement for Ingress/Egress, recorded in Book 5699, Page 535 and Book 7877, Page 328.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20001208-0121300.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000824- 0083612.

This is improved property located at 1890 Brookmeadow Lane Hermitage TN 37076

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 2nd day of September, 2022.

Thomas William Chase

Darla Mae Chase

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas William Chase and Darla Mae Chase, 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 2nd day of September, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **September 2, 2022**.

Date

Affiant Signature

September 7, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)