Karen Johnson Davidson County
Batch# 940569 DEEDWARR
11/14/2022 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.13
20221114-0121150

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

WILSON COUNTY FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater for this transfer is: $314,900.00

Affiant Signature

Subscribed and sworn to before me on this the 2nd Day of Nov., 2022

Notary Public

My Commission expires 4/23/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Phillip Wayne Nelson
Margaret R. Nelson
242 Lake Chateau Dr.
Hermitage, TN 37076-3009
SEND TAX BILLS TO:
Phillip Wayne Nelson
Margaret R. Nelson
242 Lake Chateau Dr.
Hermitage, TN 37076-3009

MAP AND PARCEL NUMBER: Tax ID #: 097080A08500CO

WARRANTY DEED

22NT01465

Effective the 26th Day of Oct., 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Opal Elizabeth Callis (1/4 interest), Wayne Robert Clark (1/4 interest), Sonja Lynn Hunolt (1/4 interest), Wesley Keith Clark (1/4 interest), as residuary devises under the last will and testament of Elizabeth Ann Clark, deceased.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Phillip Wayne Nelson and Margaret R. Nelson, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. Q-1, together with the carport and storage area, as shown on the plan of Lake Chateau of record in Plat Book 6250, Pages 607-610, a Horizontal Property Regime, and further established by the Master Deed of record in Book 6639, Page 468, as amended in Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275 and in Book 11012, Page 495, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

All matters as set forth per Plat Book 6250. Page 607, Plat Book 6250. Page 608, Plat Book 6250. Page 609, and Plat Book 6250, Page 610, said Register's Office.

Assignment of Development Rights, Designation of "Developer" of record in Book 10836, Page 280, said Registers Office. Master Deed and By-Laws filed for record in Book 6639, Page 468, as amended of record in Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, and Book 11012, Page 495, said Register's Office. Appointment of Successor Trustee to Master Deed of record in Instrument 200007140069922, said Register's Office. Stormwater Detention Agreement Easement of record in Book 6551. Page 765, said Register's Office. Option For Right-Of-Way Easement of record in Book 6599. Page 291, said Registers Office.

Right of Way Easement of record in Book 6651. Page 23, said Register's Office. Grant of Easement of record in Instrument 201012060096761, said Register's Office. Charter of record in Book 6870, Page 491, said Register's Office.

Being the same property as conveyed to Elizabeth Ann Clark, unmarried by Warranty Deed from Elsie C. Gardner, unmarried dated 10/29/2013 recorded 11/01/2013 in Book NA, Page NA, as Document Number 20131101-0113736, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opal Elizabeth Callis (1/4 interest), Wayne Robert Clark (1/4 interest), Sonja Lynn Hunolt (1/4 interest), Wesley Keith Clark (1/4 interest), as residuary devises under the last will and testament of Elizabeth Ann Clark, Probated in the Wilson County Probate Court, Case No. 2022PR147.

This is an improved property commonly known as: 242 Lake Chateau Dr, Hermitage, TN 37076-3009

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 26th day of October, 2022

Wayne Robert Clark

Opal Elizabeth Callis

Sonja Lynn Hunolt, by Wayne Robert Clark, attorney-in-fact

Wesley Keith Clark, by Wayne Robert Clark, attorney-in-fact

State of Tennessee }
County of Davidson }

Personally appeared before me, a Notary Public, **Wayne Robert Clark and Opal Elizabeth Callis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Wayne Robert Clark** executed the within instrument on behalf of **Sonja Lynn Hunolt** and **Wesley Keith Clark**, as their attorney-in-fact, and that he

executed the same for the purposes therein contained, as the free act and deed of **Sonja Lynn Hunolt** and **Wesley Keith Clark.** Witness my hand and official seal at office, this the 25 day of Oct, 2022.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/26/22 (date of document).

Frank Roberts

11/7/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of November, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024