WARRANTY DEED

Karen Johnson Davidson County
Batch# 949298 DEEDWARR
12/08/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20221208-0127970

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Dec., 2022

Notary Public

MY COMMISSION EXPIRES: 4-03-2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY Commission Expires 04-13-2025

MST 2022-1623

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
Matthew Wieland Chamberlain and Amanda Carden	Guaranteed Rate, Inc. a Delaware Corporation	019-13-0-035-00
(NAME)	(NAME)	
112 Myers Street	4044 North Lincoln Ave. #324	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Chicago, IL 60618	
(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, **Amanda Harris an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Wieland Chamberlain and Amanda Carden, as joint tenants with rights of survivorship,** 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, Beginning at a point in the north margin of Myers Avenue, which point is the southwest corner of a tract of land conveyed to L.R. Huffine and wife, by deed of record in Book 1151, Page 635, running thence along the north margin of Myers Avenue, in a westerly direction, 100 feet to a point in the north margin of Myers Avenue; thence north 131 feet, more or less, to a point in the south margin of a 10 foot alley, which point is 95 feet west of the northwest corner of the Huffine tract above referred to; thence in an easterly direction along the south margin of said alley; 95 feet to the west margin of the above described Huffine property; thence south 131 feet, more or less, along the west margin of the L.R. Huffine property to the north margin of Myers Avenue, the point of beginning.

Being the same property conveyed to Amanda Harris, an unmarried woman and Ann Harris, an married woman, as tenants in common with right of survivorship, by Warranty deed from Travis Wilson, a married man, of record in Instrument No. 20190130-0008893, Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on January 30, 2019.

Being the same property conveyed to Amanda Harris, an unmarried woman by Quitclaim deed from Amanda Harris, an unmarried woman and Ann Harris, joined by her spouse, George Gary Harris of record in Instrument No. 20200331-0034416 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 31, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2022, a lien now due and payable but not delinquent. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements. Rights of tenants in possession, as tenants only, under unrecorded leases, if any. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 112 Myers Street, Goodlettsville, TN 37072
(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 5th DAY OF DECEMBER, 2022.

Amanda Harris

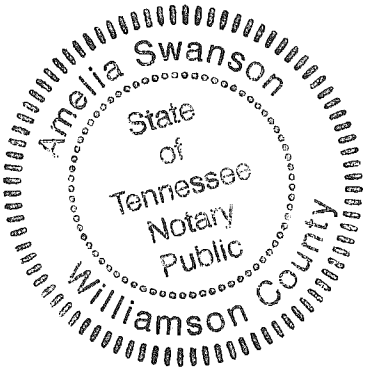
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Amanda Harris, 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 5th day of December, 2022.

Notary Public

My commission expires: 4/24/23



(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 December 5, 2022.

Signature
December 5, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 5, 2022

Notary's Signature

My Commission Expires: 4-13-25

