RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-12074-2022

Karen Johnson Davidson County
Batch# 957109 DEEDWARR
01/03/2023 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,779.70
20230103-0000250

WARRANTY DEED

LEE E. CRANK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of DEC 2022

NOTARY PUBLIC

My commission expires: 11/6/2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn June Skagerberg and Shane Burroughs 1512 Holly Street Nashville, TN 37206	Same address as new owner	161-13-0B-426-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY ONE THOUSAND AND 00/100 Dollars ($481,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WHITNEY R. CHAPPELL, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATHRYN JUNE SKAGERBERG AND SHANE BURROUGHS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 426 of Creekside of Brentwood, 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 Creekside of Brentwood of record in Instrument Number 20050204-0013611 as amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20210916-0124412, 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 Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Whitney R. Chappell, unmarried from Sara R. Ogle, unmarried and Larry W, Ogle, unmarried and Thomas B. Bartlett, unmarried, by Warranty Deed dated 01/14/2015 and recorded 01/16/2015 in Instrument No. 20150116-0004641, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 426 Lazy Creek Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the partics.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estatc unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whitney R. Chappell having since married, Chris Dooney joins in the execution of the Warranty Deed to convey any and all marital interest he may have to said property.

WITNESS MY/OUR HANDS, this 30th day of December, 2022

GRANTOR(S)

Whitney R. Chappell

Chris Dooney

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Whitney R. Chappell and Chris Dooney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of DEC., 2022.

Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 11/6/2023

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

202301030000250

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 12/30/22 (date of document).

Jennifer L. Pennell

1/3/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of January, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

