WARRANTY DEED

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

File No. DH-23-3806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Eggertsen and Robin Eggertsen	Same as new owner	
(NAME) 6369 Munger	(NAME)	105-10-0J-012.00-CO
(ADDRESS) Ypsilanti, Michigan 48197	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 964223 DEEDWARR
01/25/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230125-0005706

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, I/we, **Dale Chaffin and Sherry Chaffin, Trustees of The Dale and Sherry Chaffin Living Trust dated November 15, 2017**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Eggertsen and Robin Eggertsen, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 12 of The Nines at Wedgewood Townhomes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150930-0099342, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Nines at Wedgewood Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dale Chaffin and wife, Sherry Chaffin by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20151123-0118578, Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 23, 2015.

Being the same property conveyed to Dale Chaffin and Sherry Chaffin, Trustees of the Dale and Sherry Chaffin Living Trust, dated November 15, 2017, as tenants by the entireties, by Warranty Deed from Dale Chaffin and Sherry Chaffin, husband and wife, of record in Instrument No. 20180201-0010522, Register's Office for Davidson County, Tennessee, dated December 07, 2017 and recorded on February 01, 2018.

This is property more commonly known as 1815 Ridley Boulevard, 12, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 24th day of January, 2023.

The Dale and Sherry Chaffin Living Trust
dated November 15, 2017

By: Dale Chaffin Trustee
Dale Chaffin, Trustee

By: Sherry Chaffin, Trustee
Sherry Chaffin, Trustee

STATE OF KANSAS
COUNTY OF ELLIS

On this 24 day of January, 2023, before me personally appeared Dale Chaffin and Sherry Chaffin, Trustees of The Dale and Sherry Chaffin Living Trust dated November 15, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of January, 2023.

Notary Signature
My commission expires: 03-25-2026

ANDREW A. RUPP
NOTARY PUBLIC
STATE OF KANSAS
My App Exp. 03-25-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **January 24, 2023**.

Date

D Hardwick

Affiant Signature

January 25, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026