THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143499

Karen Johnson Davidson County
Batch# 966014 DEEDWARR
01/31/2023 11:44:01 AM 2 pgs
Fees: $13.00 Taxes: $1,059.78

20230131-0007141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $286,427.22.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 30th day of January, 2023.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William B. Owen 5854 Brentwood Trace Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 14 0B0150.00

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, **Chad I. Pearman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad I. Pearman, as to a 13.2% undivided interest, and William B. Owen, as to a 86.8% undivided interest, as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

A certain condominium apartment, being Unit No. 5854 on the plan of 2nd Revision, Brentwood Trace Condominiums, of Davidson County, Tennessee, being a Horizontal Property Regime, of record in Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chad I. Pearman and Jennifer O. Pearman, husband and wife, by Warranty Deed from Jakob Ryan Kobal and Jayna Lininger now known as Jayna Lininger Kobal, husband and wife, recorded on the 22nd day of June, 2022 in Instrument No. 20220622-0070975, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed by Quitclaim Deed from Chad I. Pearman and Jennifer O. Pearman, husband and wife, to Chad I. Pearman, married, recorded in Instrument No. 20221220-0131479.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

This is improved property located at 5854 Brentwood Trace Brentwood TN 37027

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 30th day of January, 2023.

Chad I. Pearman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad I. Pearman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2023.

Notary Public

My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025