Karen Johnson Davidson County
Batch# 968791 DEEDWARR
02/08/2023 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $4,958.00
20230208-0009196

WARRANTY DEED

FELICIA KIELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,340,000.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2023.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Kemp Michelle Chieng	Movement Mortgage, LLC	128-09-0-A-003-00CO
920 Rodney Drive	8024 Calvin Hall Road	128-00-0-137-00
Nashville, TN 37205	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tommye Maddox Working, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Kemp and Michelle Chieng, husband and wife

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:

Tract I:

Land in the 35th Councilmanic District of Davidson County, Tennessee, and being Building Site No. 3 on the Plan of Lakeland Hills as of record in Book 5210, page 49, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point, said point being North 87 degrees 57 minutes 33 seconds West 90.99 feet, North 19 degrees 30 minutes O seconds East 170 feet and North 2 degrees 47 minutes 29 seconds East 113.01 feet from the northeast comer of Lot No. 38 on the Plan of Bellevue Manor, of record in Book 3600, page 32, Register's Office for Davidson County, Tennessee; thence North 64 degrees O minutes O seconds West 370.00 feet to a point; thence North 5 degrees O minutes O seconds West 90.0 feet to a point; thence North 74 degrees 1 minute 59 seconds West 78.47 feet to a point; thence North 19 degrees 15 minutes O seconds East 77.5 feet to a point; thence North 70 degrees 45 minutes O seconds West 100 feet to a point; thence South 19 degrees 15 minutes O seconds West 81.86 feet to a point; thence North 74 degrees 7 minutes 59 seconds West 722.0 feet to a point; thence North 53 degrees 26 minutes 4 seconds West 115.0 feet to a point; thence North 13 degrees 43 minutes 21 seconds East 19.77 feet to a point; thence South 76 degrees 43 minutes 46 seconds East 946.22 feet to a point; thence South 60 degrees 56 minutes 05 seconds East 410.0 feet to a point; thence South 5 degrees 0 minutes O seconds East 170.0 feet to the point of beginning and containing 3.00 acres, more or less.

Tract II:

Land in the 9th Civil District of Davidson County, Tennessee, and being part of Tract II as shown on a survey by A & A Engineers dated August 12, 1979, said tract being more particularly described according to an undated survey by James H. Zeigler, P.E.

Beginning at a point, said point being the northeasterly comer of Building Site No. 3 on the Plan of Lakeland Hills, of record in Book 5210, page 49, Register's Office for Davidson County, Tennessee, thence with the northeasterly line of said Building Site No. 3, North 60 degrees, 56 minutes 5 seconds West 410.0 feet to a point; thence North 76 degrees 43 minutes 46 seconds West 50 feet to a point; thence leaving said northeasterly line North 69 degrees 30 minutes 35 seconds East 136.75 feet to a point; thence South 68 degrees 49 minutes 11 seconds East 171.79 feet to a concrete monument; thence South 59 degrees 24 minutes 35 seconds East 133.89 feet to a point; thence South 1 degree 33 minutes 12 seconds East 128.37 feet to the point of beginning and containing 0.91 acres, more or less.

Together with all of Grantor's right, title and interest in and to the ingress and egress easement designated as common elements on the Plat of Lakeland Hills of record in Plat Book 5210, page 49, Register's Office for Davidson County, Tennessee.

Together with all of Grantor's right, title, and interest in and to the Perpetual Easement Agreement dated September 7, 2000 by and between Lakeland Hills Homeowners Association, Inc. and Grantors of record in Instrument No. 20000908-0089253, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Tommye Maddox Working by Deed dated September 8, 2000, from Robert L. West, Jr., and Linda S. West of record in Instrument No. 20000908-0089254 and by Quitclaim Deed dated September 7, 2000, from Thad M. Working, IV, of record in Instrument No. 20000908-0089255, said Register's Office for Davidson County, Tennessee. Tommye Maddox Working and Thad Mason Working, IV, having since divorced by Final Decree of Divorce dated August 6, 2008, of record in Docket No. 07D-111, in the Fourth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Tommye Maddox Working by Quitclaim Deed dated September 10, 2008, from Thad Mason Working, IV, of record in Instrument No. 20080916-0094778, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: (1) All matters shown on the Plan of record in Plat Book 5210, Page 49, Register's Office for Davidson County, Tennessee. (Tract I) (2) Restrictive Covenants contained in Instrument of record in Book 5172, Page 237, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired. (3) Soil Absorption Letter of record in Book 5297, Page 746, Register's Office for Davidson County, Tennessee. (Tract I) (4) Declaration of Covenants, Conditions and Restrictions of Lakeland Hills Subdivision of record in Book 8408, Page 663, Register's Office for Davidson County, Tennessee. (Tract I) (5) Charter of Lakeland Hills Homeowners Association, Inc., of record in Book 8415, Page 265, Register's Office for Davidson County, Tennessee. (Tract I) (6) Lake Maintenance Agreement of record in Book 5289, Page 689 and Assignment of Contract of record in Book 8408, Page 689, Register's Office for Davidson County, Tennessee. (Tract I) (7) Conveyance of the "Lake" from Lakeland Hills Homeowners Association, Inc., to John W. Phillips and wife, Carol M. Phillips with rights of first refusal of record in Instrument No. 20070619-0073402, Register's Office for Davidson County, Tennessee. (Tract I) (8) Agreement to Maintain Private Road of record in Book 5289, Page 691 and Assignment of Contract of record in Book 8408, Page 683, Register's Office for Davidson County, Tennessee. (Tract I) (9) Driveway Maintenance Agreement of record in Book 7044, Page 783, Register's Office for Davidson County, Tennessee. (Tract I) (10) Perpetual Easement Agreement to maintain the Barn Property of record in Instrument No. 20000908-0089253, Register's Office for Davidson County, Tennessee. (Tract I) (11) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as 7709 Indian Springs Drive, Nashville, TN 37221

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 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 **7th** day of **February, 2023.**

Tommye Maddox Working

Tommye Maddox Working

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tommye Maddox Working,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **February, 2023.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 8, 2023 (date of document).

Affiant Signature

February 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023