Karen Johnson Davidson County
Batch# 971898 DEEDWARR
02/17/2023 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20230217-0011703

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3-3-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5459-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cameron Archer and Kathryn Archer	COMMUNITY MORTGAGE	083120H00100CO
(NAME)	(NAME)	
2435 Chapman Drive	3401 COLLEGE BLVD STE 220	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	LEAWOOD, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Eighty Thousand And No/100 Dollars ($780,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AMANDA ROSE LIND, FORMERLY KNOWN AS AMANDA R. KUPPE, AND JENNIFER MARIE LIND, A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAMERON ARCHER AND KATHRYN ARCHER, 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Townhomes at 2435 Chapman Drive, a Horizontal Property Regime With Private Elements, as established by Declaration of Covenants, Conditions and Restrictions as shown on the Plat filed as Exhibit "B" in said Declaration of record in Instrument No. 20160608-0057909, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda R. Kuppe, an unmarried woman, and Jennifer Lind, an unmarried woman by Warranty deed from Nathan Winslow and Annie Winslow, husband and wife of record in Instrument No. 20200730-0084305, Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on July 30, 2020. Amanda R. Kuppe has since married and is now known as Amanda Rose Lind.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2435 Chapman Drive, Nashville, TN 37206
(House No.) (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 our hands this 8th day of February, 2023.

Amanda Rose Lind by [illegible] Atty in Fact
Amanda Rose Lind by R. L. Moore, Attorney-in-Fact

Jennifer Marie Lind by [illegible] Atty in Fact
Jennifer Marie Lind by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **R. L. Moore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Amanda Rose Lind and Jennifer Marie Lind,** as their Attorney in Fact, as the free act and deed of the within named **Amanda Rose Lind and Jennifer Marie Lind.**

Witness my hand and official seal this the 8th day of February, 2023.

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public

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 17, 2023 (date of document).

Affiant Signature

February 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th 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