Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 976081 DEEDWARR
03/02/2023 11:17:09 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50

20230302-0014982

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$465,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 28TH DAY OF FEBRUARY, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2331

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Fairchild Circle Land Trust, dated February 16, 2023 P.O. Box 340020 Nolensville, TN 37203	NEW OWNER	188 10 0C 187.00

For and in consideration of the sum of Four Hundred Sixty-Five Thousand And 0/100 ($465,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ANTHONY CALFEE AND ANNA CHALOUX, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

FAIRCHILD CIRCLE LAND TRUST, DATED FEBRUARY 16, 2023

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 187 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 2 of record in Plat at Instrument No. 20181217-0122265, 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 Anthony Calfee and Anna Chaloux, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated December 05, 2019, recorded on December 06, 220119 in Instrument No. 20191206-0125975 Register's office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 2369 Fairchild Circle, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

Witness our/my hand on the 28th day of February, 2023.

Anthony Calfee

Anna Chaloux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Calfee and Anna Chaloux, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2023.

Notary Public
My Commission Expires: 2/17/27

