Karen Johnson Davidson County
Batch# 982909 DEEDWARR
03/21/2023 01:15:30 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20230321-0020434

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $369,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17 day Mar. 2023.

Notary Public
My Commission expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Sarah Fabro
708 Woodbrier Court
Hemitage, TN 37076

SEND TAX BILLS TO:
Guaranty Home mtg. Corp.
3200 West End Ave. #110
Nashville, TN 37203
MAP AND PARCEL NUMBER: Tax ID #: 08608003700

WARRANTY DEED
23NT00116

Effective the 17 Day of Mar. 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Wendy M. Chalfin, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sarah Fabro, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the plan of Phase V-A, Jackson's Retreat, of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed to Wendy M. Chalfin, unmarried by Warranty Deed from Pat Gooch, in my capacity as Executrix of the Estate of Brenda Kaye Trimble, deceased and individually as a beneficiary under the Will of Decedent, and Rose Drake and Linda Lane, beneficiaries under the Will of Decedent dated 11/29/2018 recorded 12/03/2018 in Book NA, Page NA, as Document Number 20181203-0117523, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 708 Woodbrier Ct, Hermitage, TN 37076-2880

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of March, 2023.

Wendy M Chaflin

Wendy M. Chaflin

State of TN
County of Robertson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Wendy M. Chaflin**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of March, 2023.

Notary Public
My Commission expires:
9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 March 17, 2023

3/17/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of March, 2023

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024