Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230343913

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 27th day of March, 2023.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 985844 DEEDWARR
03/29/2023 09:55:31 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20230329-0022790

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diane Benson Wehr 5601 Cloverland Drive #112 Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-15-0C-007.00-CO

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, **Juanita M. Fentress, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diane Benson Wehr, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 112, on the Plan of Cloverland Hall, of record in Instrument No. 20021101-0134432, and described in Master Deed of record in Instrument No. 20021105-0135643, 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 Juanita M. Fentress by Warranty deed from Carole Parsons and husband, Christopher Parson of record in Instrument No. 20040903-0107032 Register's Office for Davidson County, Tennessee, dated August 27, 2004 and recorded on September 03, 2004.

Charles William Fentress joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Juanita M. Fentress.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20021101-0134432, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cloverland Hall of record in Instrument Number 20021105-0135643 and Amendment to the By-Laws of Cloverland Hall Instrument No. 20210727-0100859, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument Number 20090714-0065770, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20210825-0114592, in the Register's Office for Davidson County, Tennessee.

Easement for Storm Water Drainage in Instrument 20020925-0116817, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities in Book 7868, page 956, Register's Office for Davidson County, Tennessee.

This is improved property located at 5601 Cloverland Drive #112 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, Grantors have executed this instrument on this 27th day of March, 2023.

Juanita M. Fentress
Juanita M. Fentress

Charles William Fentress
Charles William Fentress

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juanita M. Fentress and Charles William Fentress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2023.

Edward Faria
Notary Public
My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025