Karen Johnson Davidson County
Batch# 989173 DEEDWARR
04/06/2023 11 19 06 AM 3 pgs
Fees $18 00 Taxes $1,369 00
20230406-0025162

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-399

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2023

Notary Public

Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian K Tate 1229 Bainbridge Drive Nashville, TN 37211	New Owner	161-06-0A-102 00-CO

WARRANTY DEED

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

Krystal Chunaco and James G. Carden, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian K. Tate, a married man,

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 102 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" of the First Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record as Instrument No 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Krystal Chunaco, unmarried by Warranty Deed from Erica K Brown n/k/a Erica Kristen Haggerty, married, and Millie A McCormick and Tom McCormick, husband and wife of record in Instrument No 20140811-0071905 Register's Office for Davidson County, Tennessee, dated August 05, 2014 and recorded on August 11, 2014

Being the same property conveyed to Krystal Chunaco and James G Carden, wife and husband by Warranty Deed from Krystal Chunaco of record in Instrument No 20210104-0000204 Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on January 04, 2021

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 1229 Bainbridge Drive, Nashville, TN 37211

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 so 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

Dated this the 31st day of March, 2023

Krystal Chunaco

James G Carden

STATE OF Texas
COUNTY OF Brazoria

On this 31st day of March, 2023, before me virtually appeared Krystal Chunaco and James G Carden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 31st day of March, 2023

Marie Ward

Notary Signature
My commission expires 10/24/2023

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Marie Ward

ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2023

POST RECORDING
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, John Gleaves, 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 31, 2023 (date of document).

Affiant Signature

Date: March 31, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

