**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1197

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Cynthia Renee Chavers
Affiant
Commonwealth of Virginia / County of Prince William

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of April, 2023

Lucious Morris White Jr
Notary Public

Commission Expires: 09/30/2024

Lucious Morris White Jr.
REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024
Notarized online using audio-video communication

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Read Christie Hauck and Brittany Wood Hauck<br>6108 Marrowbone Lake Road<br>Joelton, TN 37080 | New Owner<br>213 Woodford Place<br>Nashville TN 37215 | 028-00-0-135.00 |

# 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, **Cynthia Renee Chavers F/K/A Cynthia Renee Chavers-Trimmer, an unmarried woman,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Read Christie Hauck and Brittany Wood Hauck, 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 Lot No. 4 on the Plan of E.G. Bracy Subdivision of record in Plat Book 5210, Page 48, 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 Cynthia Renee Chavers-Trimmer by Quitclaim deed from Robert D. Trimmer of record in Instrument No. 20120925-0086799 Register's Office for Davidson County, Tennessee, dated September 12, 2012 and recorded on September 25, 2012.

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: 6108 Marrowbone Lake Road, Joelton, TN 37080

Karen Johnson Davidson County
Batch# 990388 DEEDWARR
04/11/2023 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $517.63
20230411-0026174

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 7th day of April, 2023.

Cynthia Renee Chavers

Cynthia Renee Chavers

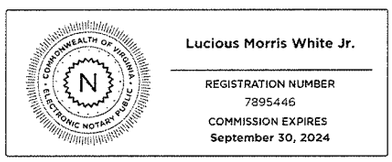
STATE OF Virginia
COUNTY OF Prince William

On this 7th day of April, 2023, before me virtually appeared Cynthia Renee Chavers, 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 7th day of April, 2023.

Lucious Morris White Jr

Notary Signature
My commission expires: 09/30/2024




Notarized online using audio-video communication

# Certificate of Authenticity

I, Joshua A. Terry, 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 4/7/2023.

Affiant Signature

4/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/10/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23