THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow-Clarksville, LLC
116 Merchants Blvd.
Clarksville, TN 37040
2023050252-CL

Karen Johnson Davidson County
Batch# 1018754 DEEDWARR
06/26/2023 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230626-0048204

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephan Fess and Rachael Turner	New Owner	
2201 Willesden Green Ct.		086-08-0A-072.00-CO
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Daniel D. Chiras, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Stephan Fess, an unmarried man and Rachael Turner, an unmarried woman**

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. 464 on the Plan of Final P.U.D. Plan, Planned Unit Development, Phase III-B, Camden Woods of record in Plat Book 7900, Page 660, 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 Daniel D. Chiras, a married man by Warranty deed from Jordan McIntyre and Natasha McIntyre a/k/a Natalia McIntyre, husband and wife of record in Instrument No. 20181022-0104698 Register's Office for Davidson County, Tennessee, dated October 17, 2018 and recorded on October 22, 2018.

This is investment property and has never been used a marital residence by the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2201 Willesden Green Ct., Hermitage, TN 37076**

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 do 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.

Witness our hands this the 21 day of June, 2023.

Daniel D. Chiras

STATE OF COLORADO
COUNTY OF Montezuma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel D. Chiras,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of June, 2023.

Notary Public

My Commission expires: 12/20/2024

LOIS E O'DELL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20044045281
MY COMMISSION EXPIRES DEC 20, 2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/21/2023.

Date

Affiant Signature

6/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of June, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025