WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035159 DEEDWARR
08/07/2023 09 54 06 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20230807-0060809

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bailey Chitwood	New Owner	086-10-0B-120.00
(NAME)	(NAME)	
120 Noel Cove Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Christopher W Long and Elizabeth A Long, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bailey Chitwood and Cody Chitwood, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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 120, on the plan of Noel Cove Townhomes, as shown on Master Deed of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description
Being the same property conveyed to Christopher W. Long and Elizabeth A. Long, husband and wife by Warranty Deed from Leah Oberschmidt aka Leah Christian, an unmarried woman, dated 04/15/2019, of record in Instrument No. 20190418-0035924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 120 Noel Cove Circle, Hermitage, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

Effective the 4th day of August, 2023.

Christopher W. Long by Charlie Simms his atty in fact
Christopher W Long by Charlie Simms his atty in fact

Elizabeth A Long by Maggie Edwards her atty in fact
Elizabeth A Long by Maggie Edwards her atty in fact

State of Tennessee
County of Wilson

On this 4th day of August, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charlie Simms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Christopher W. Long, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No.: 20230807-0060808, Register's Office of Davidson County, Tennessee

Witness my hand and Official seal this 4th day of August, 2023

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom
Notary Public
My Commission Expires: 7.16.2024

State of Tennessee
County of Wilson

On this 4th day of August, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Maggie Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Elizabeth A Long, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No: 20230807-0060807, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of August, 2023

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom
Notary Public:
My Commission Expires. 7.16.2024

RETURN TO:
CHAPMAN & ROSENTHAL TITLE, INC
10 BURTON HILLS BLVD STE 130
NASHVILLE, TN 37215