Karen Johnson Davidson County
Batch# 1035518 DEEDWARR
08/07/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230807-0061010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August ,2023.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-2026
(AFFIX SEAL)

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File #23-TC-4269-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101, Nashville, TN 37204

(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julia Le and Tony Le	United Wholesale Mortgage	
(NAME)	(NAME)	087-01-0A-056-00
4269 Chesney Glen Drive	585 South Boulevard E.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pontiac, MI 48341	
(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 consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER S. UNTERSTEIN AND LAURA UNTERSTEIN, Husband and Wife,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIA LE, AN UNMARRIED WOMAN, AND TONY LE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 107 on the Plan of Section 1A, Chesney Glen, R15 Residential P.U.D. of record in Plat Book 9700, Page 288, 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 Christopher S. Unterstein by Special Warranty deed from US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1 of record in Instrument No. 20111107-0086844 Register's Office for Davidson County, Tennessee, dated October 07, 2011 and recorded on November 07, 2011.

Being the same property conveyed to Christopher S. Unterstein, a single man, and Laura Brown, a single woman by Quitclaim deed from Christopher S. Unterstein, a single man of record in Instrument No. 20210727-0100422 Register's Office for Davidson County, Tennessee, dated June 19, 2021 and recorded on July 27, 2021. Christopher S. Unterstein and Laura Brown have since married. Laura Brown is nka Laura Unterstein.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 9700, Page 288 and Book 9700, Page 215, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 279; Book 10449, page 215; Book 10449, page 217; Book 10469, page 924; Book 10528, page 73; Book 10640, page 944; Book 11317, page 674, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates

* Easement(s) of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee.
* Chesney Glen Homeowners Association, Inc. Charter of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.
* Conveyance to the Homeowners Association of record in Book 10420, Page 356 and Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee.
* Assessments levied by Homeowners Association, Inc.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4269 Chesney Glen Drive, 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 GRANTEE(S), their heirs and 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), 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 my/our hand(s) this the 4th day of August, 2023.

Christopher S. Unterstein

Laura Unterstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2023, before me personally appeared Christopher S. Unterstein, 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 4th day of August, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2023, before me personally appeared Laura Unterstein, 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 4th day of August, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 7, 2023 (date of document).

Affiant Signature

August 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023