Karen Johnson
Batch# 1067003
11/01/2023 10 01 52 AM
Fees $13 00 Taxes $888 00
Davidson County
DEEDWARR
2 pgs
20231101-0085357

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Better Home, LLC	Better Home, LLC	Parcel ID 162 05 0 141 00 and
(NAME)	(NAME)	
313 Ash Grove Dr.	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra Chadwell F/K/A Sandra Van den Branden and Thomas A. Chadwell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Better Home, LLC**, 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 29 on the Plan of Hickory Valley Section 2-A of record in Plat Book 4300, Page 111, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description

Being the same property conveyed to Sandra J Gentile from Patricia P Apple and husband, Larry W Apple by Warranty Deed dated September 25, 2000 and recorded on October 4, 2000 in Instrument No 20001004-0098420, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Sandra Van den Branden and Fransiscus Van den Branden, married from Sandra Van Den Branden, married by Quitclaim Deed dated August 23, 2002 and recorded on August 30, 2002 in Instrument No 20020830-0105261, Register's Office for Davidson County, Tennessee Sandra Van den Branden and Fransiscus Van den Branden were divorced on March 4, 2009 and by virtue of the Marital Dissolution Agreement as incorporated into the Final Decree of Divorce title was "divested from husband

(Fransiscus Van den Branden) and vested in wife (Sandra Van den Branden)" as filed in the Fourth Circuit Court of Davidson County, Tennessee, Case No 08D3218

Thomas A Chadwell, spouse of Sandra Chadwell F/K/A Sandra Van den Branden, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements; (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 313 Ash Grove Dr , 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 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 30th day of October, 2023

Sandra J Chadwell
Sandra Chadwell

Thomas A. Chadwell
Thomas A Chadwell

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sandra Chadwell and Thomas A Chadwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th day of October, 2023

Lori Buie
Notary Public

My Commission Expires 6/29/27

(SEAL)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY