Karen Johnson Davidson County
Batch# 1092116 DEEDWARR
01/23/2024 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20240123-0003599

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246391**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 11th day of January, 2024. Notary Public My Commission Expires: 10/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Carmen Maribel Frazier 1822 Isabelle Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163 16 0C 126.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chandler R. Martin, single and Mark Clay, single** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmen Maribel Frazier , married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 126, together with the appurtenant interest in the common elements of Matlock Townhomes, a horizontal property regime as established by Master Deed of record in Instrument No. 20070502-0052533; amendments in Instrument No. 20070509-0055599; Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; and Instrument No. 20100503-0033517, Register's Office for Davidson County, Tennessee, said Unit being attached as Exhibit A, to the aforementioned Amendment to Master Deed in Instrument No. 20070509-0055599, said Register's Office.

Being the same property conveyed to Chandler R. Martin, single and Mark Clay, single, as joint tenants, by Quitclaim Deed from Chandler R. Martin, single, of record in Instrument No. 20210513-0064523, in the Register's Office of Davidson County, Tennessee, dated March 10, 2021, and recorded on May 13, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision of Matlock, as recorded in Instrument No. 20180328-0028761.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Matlock Townhomes of record in Instrument No. 20070502-0052533, as amended in Instrument No. 20070509-0055599; Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618 and Instrument No. 20200828-0098062; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170817-0084468.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060503-0050917.

This is improved property located at 1822 Isabelle Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2024.

Chandler R. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chandler R. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Mark Clay

STATE OF ~~TENNESSEE~~ Arkansas)
COUNTY OF ~~DAVIDSON~~ Benton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2024.

Notary Public

My ~~Commission~~ Expires: 11-24-2028

KANDICE RENAE WINFIELD
~~Notary Public - Arkansas~~
Benton County
Commission # 12705915
My Commission Expires Nov 24, 2028

Certificate of Authenticity

I, Grace Vance, 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 1/11/24.

Date

Affiant Signature

1/11/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 11th day of January, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

