WARRANTY DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

JM-RA-24-851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neil Chaffin and Sandra Chaffin	**NEW OWNER**	135 08 0A 851.00
(NAME)	(NAME)	
2173 Granny Wright Ln		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1100631
02/13/2024 01:18:33 PM
Fees: $13.00 Taxes: $721.50

Davidson County
DEEDWARR
2 pgs

20240213-0010035

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, **TRACY L. CARTER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEIL CHAFFIN AND SANDRA CHAFFIN, HUSBAND AND WIFE,** 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:

Property in Davidson County, Tennessee, being Unit No. 851 on the Plan of Nashboro Village Nineteen Condominium, of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tracy L Carter, an unmarried woman by Warranty Deed from Sandra Chamberlain and unmarried, and Wendi MCconnell, an unmarried woman of record in Instrument No. 20090320-0025016 Register's Office for Davidson County, Tennessee, dated March 18, 2009 and recorded on March 20, 2009.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 4660, Page 85, and Plat Book 4860, Page 72, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4827, Page 14, supplemented in Book 5469, Page 840, Register's Office for Davidson County, Tennessee.
- Charter of Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959 and Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 4821, Page 107, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Nashboro Village Homeowner's Association of record in Book 8524, Page 546, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 4821, Page 105, Book 4821, Page 109, Book 4821, Page 111, Book 4915, Page 78 and Book 4915, Page 80, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20170717-0071705, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Nashboro Village Nineteen of record in Book 5333, Page 999, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument Number 20001031-0108075, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **851 Longhunter Ct, Nashville, Tennessee 37217**.

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 8th DAY OF FEBRUARY, 2024.

Tracy L. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY L. CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2024.

Notary Public
My Commission Expires: 03-16-24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212