Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

File Number: 24020076

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
THERFORD

Subscribed and sworn to before me, this 27th day of February, 2024.

Notary Public
My Commission Expires: 2/22/25

Karen Johnson Davidson County
Batch# 1105151 DEEDWARR
02/28/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240228-0013474

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
HuaChang Chen	NBKC Bank	097-02-0A-138.00-CO
1624 Stonewater Drive	8320 Ward Parkway	
Hermitage, TN 37076	Kansas City, MO 64114	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Otteman, an unmarried woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to HuaChang Chen, married man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Final Plat, Villages of Riverwood Section One, Phase 2A of record in Plat at Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, 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 Jennifer Otteman, an unmarried woman by Warranty Deed from Peter C. Brazier and Joan L. Brazier, husband and wife of record in Instrument No. 20170104-0000958 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 04, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X__improved ___unimproved property known as 1624 Stonewater 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of February, 2024.

Jennifer Otteman

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer Otteman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of February, 2024.

Notary Public at Large
My Commission Expires: 2/22/25

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 27, 2024 (date of document).

Amber Whisner
Affiant Signature

February 28, 2024
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 28th day of February, 2024

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

