WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1109000 DEEDWARR
03/08/2024 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240308-0016308

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2024

Notary Public

MY COMMISSION EXPIRES: 6/23/25

(AFFIX SEAL)

MST 2024-0136

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian M. Whitney and Robert R. Cameron	New Owner	053-14-0-044.00
(NAME)	(NAME)	
1413 Mohawk Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aaron Michael Chase and Megan Brown nka Megan Chase, husband and wife, and Tom Brown, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jillian M. Whitney, an unmarried woman and Robert R. Cameron, an unmarried man, as joint tenants with the rights of survivorship,** 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. 20 on the Plan of Map of Nawakwa Hills Powwow Addition - Section No. 1 of record in Plat Book 843, Page 79, 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 Aaron Michael Chase, unmarried and Megan Brown, unmarried and Tom Brown, married, as joint tenants with rights of survivorship by Warranty Deed from Bryan Christopher Sveum, an unmarried man of record in Instrument No. 20211112-0151074 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 12, 2021. The said Aaron Michael Chase and Megan Brown having since Married. Megan Brown is now known as Megan Chase.

This is not now, nor ever have been, the marital residence for Tom Brown.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee.

This property, known as 1413 Mohawk Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 5 DAY OF March 2024.

Aaron Michael Chase

Aaron Michael Chase

Megan Brown N/K/A Megan Chase

Megan Brown nka Megan Chase

Tom Brown

Tom Brown

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Aaron Michael Chase, Megan Brown nka Megan Chase, and Tom Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of March, 2024.

Notary Public

My commission expires: 4-13-25

(SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

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 3/5/24.

Date

Affiant Signature

3/5/24

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

