This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1113487 DEEDWARR
03/21/2024 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240321-0019584

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DOROTHY E. CHEVALIER, Trustee CHEVALIER REVOCABLE LIVING TRUST dated January 30, 2024 641 Old Hickory Blvd., Unit 306 Brentwood, TN 37027	US Bank Attn: Tax Department PO Box 21948 Eagan, MN 55121	171-03-0B-130.00C0

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Sworn to and subscribed before me this January 24, 2024.

Notary Public

My Commission Expires: 10/14/2026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, DOROTHY ELAINE CHEVALIER, who is one and the same as DOROTHY E. CHEVALIER, unmarried, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DOROTHY E. CHEVALIER, Trustee of the CHEVALIER REVOCABLE LIVING TRUST, dated January 30, 2024.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant I have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 January 30, 2024.

By: Dorothy Elaine Chevalier
DOROTHY ELAINE CHEVALIER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY ELAINE CHEVALIER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 24, 2024.

Lindsay Weiss Hinson
NOTARY PUBLIC

My Commission Expires: 1/26/2025

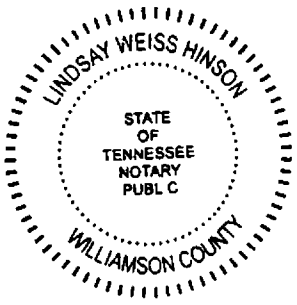


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, described as Unit No. 46 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Boulevard in Brentwood, Tennessee, together with easements as shown on the plat of Phase One, Section Three, Townhomes of Fredericksburg, of record in Plat Book 9700, page 485, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions of record in Book 10126, page 435, as amended in Book 10224, page 683, Book 10294, page 850 and Book 10393, page 11, said Register's Office, all to which reference is hereby made for a more complete description thereof. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 10126, page 430, as amended in Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10694, page 541, Instrument #20000718-0070558 and Instrument #20050705-0076596, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to DOROTHY ELAINE CHEVALIER, unmarried, by Warranty Deed of record from MICHAEL D. GREEN and wife, ROSEMARY GREEN, Instrument No. 20110927-0074665, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 641 Old Hickory Boulevard, Unit 306, Brentwood, Tennessee 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 January 30, 2024 (date of document).

Signature

January 30, 2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of January, 2024.

Notary Public
My Commission expires: 10/14/2026

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026