Karen Johnson Davidson County
Batch# 1121814 DEEDWARR
04/11/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,646.35
20240411-0025949

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240347255**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $715,230.33.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2024.

Notary Public
My Commission Expires: 5-9-2026

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Christina Cammarn and Aaron Cammarn, and Margene Smith and James Smith<br>1013 BeechTree Lane<br>Brentwood TN 37027 | New Owner | Tax Parcel ID No.<br>171 08 0A 088.00 |

**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, **Ronald E. Chandler, Sr. and Joyce A. Chandler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AARON CAMMARN AND CHRISTINA CAMMARN, husband and wife AND MARGENE SMITH AND JAMES SMITH, wife and husband**, ("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 Lot No. 88 on the Plan of RESUBDIVISION OF LOT(S) 88 & 89 COTTONPORT PLANTATION, PHASE ONE, of record in Book 6050, Page 511, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald E. Chandler, Sr., and wife Joyce A. Chandler, by Quitclaim Deed from Ronald E. Chandler and wife Joyce A. Chandler, of record in Instrument No. 20070720-0086458, in the Register's Office of Davidson County, Tennessee, dated July 13, 2007 and recorded on July 20, 2007.

Being the same property conveyed to Ronald E. Chandler and wife, Joyce A. Chandler, by Warranty Deed from James F. Givant and wife, Dawn M. Givant, of record in Book 9364, Page 84, in the Register's Office of Davidson County, Tennessee, dated May 27, 1994 and recorded on June 02, 1994.

The execution of this instrument is affected by the signature of Ronald E. Chandler Jr. as Attorney-in-Fact for Ronald E. Chandler Sr., which Power of Attorney is recorded Instrument No. _____, Register's Office for Davidson County, Tennessee.

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 Resubdivision of Lot(s) 88 & 89 Cottonport Plantation, Phase One, as recorded in Plat Book 6050, Page(s) 511.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary and Cover Sheet of Cottonport Plantation, as recorded in Plat Book 6900, Page(s) 529.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision Plat of Cottonport Plantation, Phase I, as recorded in Plat Book 6900, Page(s) 530 , and amended in Book 7627, Page 344.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7637, Page 925 and amended in Book 7565, Page 57; Book 7824, Page 254; Book 8313, Page 932 and amendment to Bylaws recorded in Book 10775, Page 37.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7430, Page 784.

Easement recorded in Book 8486, Page 332 and Book 8486, Page 336.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.

This is improved property located at 1013 BeechTree Lane Brentwood TN 37027

**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 April, 2024.

Ronald E. Chandler Sr.
by Ronald E. Chandler Jr.
Attorney in Fact

Ronald E. Chandler, Sr.
by Ronald E. Chandler, Jr. as Attorney-In-Fact

Joyce A. Chandler

Joyce A. Chandler

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, Ronald E. Chandler Jr., Joyce A. Chandler 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, and who further acknowledged that they are the attorney-in-fact for Ronald E. Chandler Sr. and they are authorized by Ronald E. Chandler Sr. to execute this instrument on their behalf.

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

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 4/11/24 (date of document).

Regina Sullo
Affiant Signature

April 11, 2024
Date

State of TN
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

