Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Napier Anthony Christie
Affiant

Subscribed and sworn to before me this 10th day of May, 2024.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON C

Karen Johnson Davidson County
Batch# 1133398 DEEDWARR
05/10/2024 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240510-0034562

Address of New Owner:	Send Tax Bills to:	Tax Information
Napier Anthony Christie 716 Stonegate Drive Mt. Juliet, TN 37122	US Bank National Association 3151 Highland Pointe Dr. Owensboro, KY 42303	098-01-0-003

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Noelani J. Young, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Napier Anthony Christie, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 99, on the Plan of Lake Park, Section One, of record in Plat Book 4175 Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Noelani J. Young, an unmarried woman, by deed from Geoffrey P. Odom, and wife, Charlotte Odom of record in Instrument No. 20170302-0020634, Register's Office for Davidson County, Tennessee, and dated February 28, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Lake Park of record in Plat Book 4175 Pages 134 and 135 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 4429, Page 577 and amended in Book 4516 Page 751 in the official records of the Davidson County Register of Deeds.

4. Charter of Lake Park Homeowners Association of record in Book 4669 Page 746 and Book 9949 Page 538, Register's Office for Davidson County, Tennessee.

This property is improved property known as 5931 Port Anadarko Trail, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 10th day of May, 2024.

Noelani J. Young

Stephen A. Chapman, Who joins in this conveyance for the sole purpose of waiving any marital interest that he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of May, 2024, before me personally appeared Noelani J Young and Stephen A. Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 10th day of May, 2024

Sheri Engel

Dated 5/10/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 10th day of May, 2024

My commission expires: 11/16/25

Jennifer Bennett
Notary Public

