Karen Johnson Davidson County
Batch# 1138596 DEEDWARR
05/23/2024 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240523-0038445

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547741**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2024. Notary Public My Commission Expires: 6/2/25

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/2/2025

WARRANTY DEED

Address New Owner: Keith Allen 129 Carriage Court Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 03 0A 223.00

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, **Po Man Chui and Whitney Bailey, as the heirs-at-law of Warren Chan**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Allen, a married man** ("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 Unit No. 16, on the Plan of REVISION ONE, PHASE TWO, SECTION FIVE, "CARRIAGE HOMES OF FREDERICKSBURG" TOWNHOMES OF FREDERICKSBURG, R20 RESIDENTIAL P.U.D, of record in Plat Book 9700, Page 578, as revised in Instrument No. 20000804-0077800, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Warren Chan, married, by Warranty Deed from Layla S. Scott, fka, Layla S. Ghazvini, a married woman, of record in Instrument No. 20210309-0030951, in the Register's Office of Davidson County, Tennessee, dated March 05, 2021 and recorded on March 09, 2021. The said Warren Chan died on December 22, 2022, intestate, devising subject property to Heirs at Law of Warren Chan. See Probate Case 23PR-12922, Williamson County Chancery Court. Also see Affidavit of Heirship recorded in Instrument Nos. 20231207-0094532 and 20231207-0094533.

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 REVISION ONE, PHASE TWO, SECTION FIVE, "CARRIAGE HOMES OF FREDERICKSBURG" TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 578 as revised in Instrument No. 20000804-0077800.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, as amended in Book 10224, Page 683 and Instrument No. 20000718-0070558, rerecorded in Instrument No. 20050705-0076596; Instrument No. 20150102-0000219 and Instrument No. 20191127-0122852.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10774, Page 945.

Covenants, Conditions and Restrictions as set forth in Bunbury Restrictions recorded in Book 7798, Page 843.

Easement for Sanitary Sewers, Storm Drainage Water Mains and Appurtenances, recorded in Book 7358, Page 643.

Easement for Site Drainage Easement, recorded in Book 10012, Page 756.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431.

Easement recorded in Book 7851, Page 712.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920.

This is improved property located at 130 Carriage Court 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 22nd day of May, 2024.

Po Man Chui

Whitney Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Po Man Chui with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2024.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Whitney Bailey ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2024.

Notary Public
My Commission Expires: 6/2/25

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/2/2025

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **05/22/2024** (date of document).

Jami K Averwater

Signature

05/23/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **23rd** day of **May**, 2024.

Vicky Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

