WARRANTY DEED

Karen Johnson Davidson County
Batch# 1151130 DEEDWARR
06/26/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20240626-0047931

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024

(AFFIX SEAL)

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody Brown		097-08-0A-130.00
(NAME)	(NAME)	
320 Lake Chateau Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Connor James McNames and Montana Love McNames, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cody James Brown, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. X-4, on the plan of Lake Chateau Condominiums, as established by Master Deed of record in Book 6639, Page 468; as amended in Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; and Book 11012, Page 495, and as shown by plat of record in Book 6250, Pages 607, 608, 609, and 610, as amended in Book 7025, Page 380 and Book 7367, Page 272, in the Registers 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 Steven C. Gaines, a married man and Montana L. Gaines, an unmarried woman as tenants in common with rights of survivorship by Warranty Deed from Donna Ellice Sundquist, unmarried, dated 04/01/2021, of record in Instrument No. 20210406-0045144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connor James McNames and Montana Love McNames, husband and wife by Quitclaim Deed from Steven Curtis Gaines, a married man and Montana Love McNames, dated 04/24/2024, of record in Instrument No. 20240424-0029592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 320 Lake Chateau Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of June, 2024.

Connor James McNames

Montana Love McNames

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connor James McNames and Montana Love McNames, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of June, 2024.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202406260047931

Certificate of Authenticity

I, Joshua A. Terry, 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 6/20/24.

Affiant Signature – Joshua A. Terry

6/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/21/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27