WARRANTY DEED

Karen Johnson Davidson County
Batch# 1156320 DEEDWARR
07/10/2024 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,015.65
20240710-0051652

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
A.R.K. Christian Trust	A.R.K. Christian Trust	Parcel ID: 097 08 0A 022.00
(NAME) 3437 Parkwood Court	(NAME) 3437 Parkwood Court	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda Rogers and Mary Powell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Annie Taylor (B. Ann Taylor), Trustee of the A.R.K. Christian Trust dated May 14, 2024**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium in Davidson County, Tennessee, described as follows: Unit No.D-4 of Lake Chateau Condominiums and described in a Master Deed recorded in Book 4756 Page 743 and amended in Book 5819 page 432; Book 6639 Page 468; Book 6691 Page 308; Book 7025 Page 380; Book 7367 Page 272; Book 10322 Page 682 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record of record in Book 6250 Page 602 and amended in Book 7025, Page 380, and Book 7367, Page 272 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dennis Ray Boyd and wife Barbara E. Boyd from Daniel P. Fogarty an unmarried person by Warranty Deed dated March 31, 2009 and recorded on April 1, 2009 in Instrument No. 20090401-0029144, Register's Office for Davidson County, Tennessee. Dennis Ray Boyd having died July 28, 2021 leaving Barbara E. Boyd as surviving tenant by the entirety. Barbara E. Boyd having since died June 23,

2023, her Last Will and Testament devising the subject property to Linda Rogers and Mary Powell. The estate is probated in the Chancery Court of Davidson County, Tennessee case number 23-P01514.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 119 Lake Chateau Dr., 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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.

Witness our hands this 8th day of July, 2024

Linda Rogers

Linda Rogers

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Linda Rogers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness our hands this 8 day of July, 2024

Mary Powell

Mary Powell

STATE OF Ky

COUNTY OF Todd

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mary Powell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of July, 2024.

Michele D Greco

Notary Public

My Commission Expires: 10/11/2025

(SEAL)

MICHELE D GRECO
Notary Public - State At Large
KENTUCKY - Notary ID # KYNP38361
My Commission Expires 10-11-2025

Certificate of Authenticity

I, Amanda Maynor, 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

July 8, 2024.

Date

Affiant Signature

July 10, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of July, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON