Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1166975 DEEDWARR
08/06/2024 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,363.82
20240806-0059872

39-B
File #24-1139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Vance Repass, Executor of the Estate of Betty Joann Finley Repass, deceased and Joseph Vance Repass AKA Joseph V. Repass, Thomas H. Repass and Timothy G. Repass, as Devisees of the Last Will and Testament of the Betty Joann Finley Repass, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danny L. Chambers and Lisa K. Chambers, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Section Two, Truxton Park of record in Plat at Instrument No. 20010515-0049898, in the Register's 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 Betty J. Repass, Unmarried by Warranty Deed from Judith W. Simmons, A Single Person of record in Instrument No. 20040330-0035656, in the Register's Office for Davidson County, Tennessee, dated March 29, 2004 and recorded on March 30, 2004.

Being the same property conveyed to Betty J. Repass, unmarried and Grant V. Repass, unmarried as tenants in common with right of survivorship by Strawman Quitclaim Deed from J. Carlton Drumwright, Trustee / Betty J. Repass of record in Instrument No. 20160512-0047617, in the Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 12, 2016. The said Grant V. Repass died on or about August 29, 2021 leaving property to Betty J. Repass, as sole tenant by entirety. Probate was administered in Case No. 21P-1979, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

The said Betty J. Repass died on or about January 27, 2024, her Last Will and Testament duly entered of record in Case No. 24P-368, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee. Betty J. Repass, Betty Joan Finley Repass and Betty Joann Finley Repass are one in the same person.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1909 Brookmeadow Court, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Danny L. Chambers **408 Beacon Hill Drive** **Mount Juliet, TN 37122**	NEW OWNER	**064-16-0D-064.00**

WITNESS THE EXECUTION HEREOF this 1st day of August, 2024.

Estate of Betty Joann Finley Repass

Joseph Vance Repass, Executor
Joseph Vance Repass, Executor and Individually

State of Tennessee
County of Davidson

On this 1st day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph Vance Repass, as Executor of the Estate of Betty Joann Finley Repass and individually, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

Thomas H. Repass
Thomas H. Repass, individually

State of Tennessee
County of Davidson

On this 1st day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas H. Repass, individually, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

Timothy G. Repass
Timothy G. Repass, individually

State of Tennessee
County of Davidson

On this 1st day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy G. Repass, individually, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

WITNESS THE EXECUTION HEREOF this 1st day of August, 2024.

State of Tennessee
County of Davidson

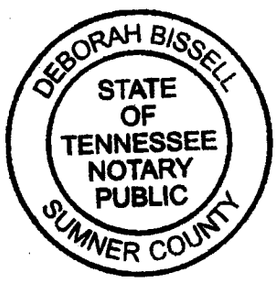
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 368,600.00.**

Affiant

Sworn and subscribed before me on this the 1st day of August, 2024.

Notary Public

My Commission Expires: 3-2-27



Tennessee Certification of Electronic Document

I, Lutece Bone, 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 08/01/2024 (date of document).

Affiant Signature

08/05/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

