| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**800 Crescent Centre Drive, Suite 140**<br>**Franklin, TN 37067**<br><br>**CRT File No. 240748239** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of August, 2024.<br><br>Notary Public<br>My Commission Expires: 9/15/27 |

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1167501 DEEDWARR
08/12/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240812-0060611

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Amy McGlother<br>204 Lake Chateau Dr<br>Hermitage TN 37076 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>097-08-0A-068.00-CO |

**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, **Philip Franklin Thurst and Wendy Elaine Eriksen Thurst, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amy McGlother, unnmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit M-2 in Building M on the Plan of Lake Chateau Condominiums as shown by plat of record in Plat Book 6250, page 607, 609, and 610, as amended in Book 7025, Page 380, and Book 7367, Page 272, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. (This unit was formerly referred to as Apartment 2, Building M, a horizontal property regime on the Plan of Lake Chateau, Section 1 of record in Book 4675, Page 41-44, as amended in Book 5050, Pages 2-4, said Register's Office.

Being the same property conveyed to Philip Franklin Thurst and Wendy Elaine Eriksen Thurst, husband and wife by Warranty Deed from William Woehler A/K/A Bill Woehler and Charlotte Woehler, husband and wife of record in Instrument No. 20200622-0067003 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 22, 2020.

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.

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 607 through 610, inclusive, as corrected in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and amended in Book 11012, Page 495, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 41 through 44, inclusive and Plat Book 5050, Page (s) 2 through 4, Inclusive, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6639, Page 468, amended in Book 6691, Page 308, Book 4756, Page 743, Book 6691, Page 314, Book 7025, page 380, Book 7367, Page 272, Book 10322, Page 682, Book 5819, Page 432, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter for Lake Chateau HOA of record in Book 6870, Page 491, in the Register's Office for Davidson County, Tennessee.

By-Laws of Lake Chateau Homeowners' Association of record in Book 6639, page 468, Book 6639, Page 548, Book 6870, page 491, Book 6691, page 308 and 314, Book 7025, page 7367, Book 4756, page 743, and amended in Book 5718, Page 988, Book 5708, Page 781, Register's Office for Davidson, County, Tennessee.
Assignment of development rights of record in Book 10836, Page 280, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Book 6551, Page 765, in the Register's Office for Davidson County, Tennessee.

Easement for ingress & egress of record in Book 5071, Page 277, in the Register's Office for Davidson County, Tennessee.
Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23, in the Register's Office for Davidson County, Tennessee.
Easement to First Suburban Utility District of record in Book 4914, Page 446, in the Register's Office for Davidson County, Tennessee.
Easement for Broadband Communication To Comcast of record in Instrument Number 20101206-0096761 and Instrument No. 20190628-0062924, in the Register's Office for Davidson County, Tennessee.
Easement to Southern Bell Telephone of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee.
TVA Line easement of record in Book 1298, Page 133, Book 1224, Page 253, Book 1303, Page 25, and Book 1237, Page 944, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 204 Lake Chateau Dr Hermitage TN 37076

**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**, Grantors have executed this instrument on this 6th day of August, 2024.

Philip Franklin Thurst by Wendy Elaine Eriksen Thurst as Attorney-in-fact
Philip Franklin Thurst by Wendy Elaine
Eriksen Thurst as Attorney-in-fact

Wendy Elaine Eriksen Thurst

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendy Elaine Eriksen Thurst, 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, and who further acknowledged that she is the Attorney-in-Fact for Philip Franklin Thurst, and that she is authorized by Philip Franklin Thurst, to execute this instrument on his behalf.

WITNESS my hand, at office, this 6th day of August, 2024.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wendy Elaine Eriksen Thurst, 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 6th day of August, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

# 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 8/6/24.

Affiant Signature – Joshua A. Terry

8/7/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/7/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27