Karen Johnson Davidson County
Batch# 1169123 DEEDWARR
08/14/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20240814-0062025

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-145

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900:00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of August, 2024

Notary Public

Commission Expires: 9/27/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jaden Walter 164 Lake Chateau Drive Hermitage, TN 37076	New Owner	097 08 0A 052.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Judy A. Bass, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaden Walter, a single man

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:

Land in Davidson County, Tennessee, being Unit No. J-4, on the Condominium Plat of Lake Chateau, 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 on plat of record in Book 6250, Pages 607, 608, 609, and 610, as corrected in Book 7025, Page 380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from William J. Tompkins and Joan H. Tompkins, husband and wife to Harry D. Bass and Judy A. Bass, husband and

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

wife, recorded April 30, 2019, as Instrument No. 20190430-0039841 in Davidson County, Tennessee Register of Deeds. The said Harry D. Bass having passed away on December 25, 2021 vesting title in his surviving spouse, Judy A. Bass, as sole tenant by its entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 164 Lake Chateau Drive, 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 so 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.

Dated this the 12th day of August, 2024.

Judy A Bass

Judy A. Bass

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of August, 2024, before me personally appeared Judy A. Bass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of August, 2024.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, **Brenda Huntsman**, 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 8/12/24.

Date

Brenda Huntsman

Affiant Signature

8/13/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of August, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

