WARRANTY DEED

Karen Johnson Davidson County
Batch# 1178964 DEEDWARR
09/09/2024 07:09:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20240909-0068856

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2024.

Notary Public

My commission expires:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carson Davenport **Kevin Davenport**	**SWBC Mortgage Corp.**	**Map 086-06-0A Parcel 529.00co**
529 Chandler Place	**9311 San Pedro #100**	
Hermitage, TN 37076	**San Antonio, TX 78216**	

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

Dallas Buell, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carson Davenport, an unmarried man, and Kevin Davenport, a married man, joint tenancy with right survivorship

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. 529, together with the appurtenant interest in the common elements of Steeplechase Condominium, a Horizontal Property Regime established by Master Deed of record in Book 6816, Page 483, amended in Book 7390, Page 1, and in Instrument No. 20051216-0151253, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the Amendment to Master Deed of record in Book 7390, Page 1, said Register's Office.

BEING the same property conveyed to Dallas Buell, a married man, by Warranty Deed dated February 16, 2016, from R. Tyler Drennon, of record in Instrument No. 20160224-0017604, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor's spouse.

Conveyance of the above described property is subject to the following: 1) The Plan as shown on Exhibit "C" of the Steeplechase Condominium, of record in Book 7390, Page 1, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Steeplechase Condominiums, of record in Book 6816, Page 483, amended in Book 7390, Page 1, and in Instrument No. 20051216-0151253, Register's Office for Davidson County, Tennessee. 3) Matters shown on the Plan of record in Book 6200, Page 454, said Register's Office. 4) Storm Water Detention Agreement of record in Book 6807, Page 760, Register's Office for Davidson County, Tennessee. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) Unimproved (____) property, known as **529 Chandler Place, 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 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 my/our hand(s) this **30th** day of **August, 2024.**

Dallas Buell

Dallas Buell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dallas Buell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/30/24.

Date

Celia Stewart Rouse

Affiant Signature

8/30/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of August, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

