ENTERED AND RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23227-DS

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 1183737 DEEDWARR 09/20/2024 08:04:30 AM 3 pgs Fees: $18.00 Taxes: $2,306.95 20240920-0072867	The actual consideration or value, whichever is greater, for this transfer is **$623,500.00.** Tanzy Lorraine Chandler Affiant Subscribed and sworn to before me, this the 19th day of September, 2024. Notary Public My commission expires: 5-9-2026 (AFFIX SEAL)

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

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Damian Michael Chandler & Tanzy Lorraine Chandler	New Owner	**110-03-0A-105.00co**
2577 Hessey Pass		
Mount Juliet, TN 37122		

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,

James Collins and spouse, Steffan Neilson, as tenants by the entirety

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

Damian Michael Chandler and Tanzy Lorraine Chandler, husband and wife

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 Lot No. 105 on the Final Plat, Phase 3, Lakeside Meadows, of record in Instrument No. 20150406-0029421, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Collins and Steffan Neilson, both unmarried, tenants in common with full right of survivorship by Warranty Deed dated August 14, 2015, from Frank Batson Homes, Inc. of record in Instrument No. 20150820-0084105, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Instrument No. 20150406-0029421, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions for Lakeside Meadows of record in Instrument No. 20080731-0078497, with By-Laws appended thereto, and further said Declaration was amended by First Amendment of record in said Instrument No. 20110927-0074551, said Register's Office for Davidson County, Tennessee.**
3. **Dedication of Common Areas to Lakeside Meadows Homeowners' Association, of record in Instrument No. 20161103-0116578-20161103-0116582, said Register's Office.**
4. **Dedication of Easement & Maintenance Agreement for Sewage pumps, service lines, ingress/egress and appurtenances, of record in Instrument No. 20150508-0042245, said Register's Office.**
5. **Stormwater Detention Agreement of record in Instrument No. 20070112-0005324, said Register's Office.**
6. **Charter of Lakeside Meadows, LLC, of record in Instrument No. 20070320-0033988, said Register's Office.**
7. **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

This is improved property, known as 2577 Hessey Pass, Mount Juliet, TN 37122.

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 19th day of September, 2024.

James Collins

Steffan Neilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **September, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/19/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/19/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

