PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson
Batch # 1215989
12/13/2024 10 34 AM
Fees $18 00 Taxes $2,956 30

Davidson County
DEEDWARR
3 pgs

20241213-0096926

Ivey Title, LLC Ref (DL) Title No : 63853
Dav. Co. File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin Davis Rachel Davis 6319 Chickering Woods Drive Nashville, TN 37215	FirstBank 722 Columbia Ave Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 158090A02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$799,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hal Edward Sauer, Trustee of the Residence Trust created U/W/O Linda Gady Sauer Dated September 14, 2017**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Davis and Rachel Davis, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 11-A of Chickering Woods, a horizontal regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6527, page 647, amended in Book 6912, page 132, amending the plan of record in Book 6250, page 380, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Hal Edward Sauer, Trustee of the Residence Trust created U/W/O Linda Gady Sauer dated September 14, 2017, by Executor's Deed from Hal Edward Sauer, as Executor of the Estate of Linda Gady Wallis, dated March 28, 2024, recorded April 10, 2024, of record in Instrument No. 20240410-0025461, said Register's Office for Davidson County, Tennessee Said Executor's Deed was corrected in order to correct the Grantor's name, by Executor's Deed of Correction, dated December 11, 2024, recorded December 13, 2024, of record in Instrument No. 20241213 0096925, said Register's Office

Description Reference. Described from information contained in recorded condominium documents

This conveyance is subject to Taxes for 2025, and subsequent years, The Plan of record in Exhibit "D" to the Master Deed of record in Book 6521, page 647, amended in Book 6912, page 732, amending the plan of record in Book 6250, page 380, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 6521, page 647, amended in Book 6912, page 132, Book 11395, page 823; Instrument No 20150721-0071331, Instrument No 20190109-0002355; and Instrument No 20190116-0004729, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions

of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Chickering Woods Homeowners Association of record in Book 6860, page 41, said Register's Office. Subject to the flow of Otter Creek over so much of the premises as may lie therein

This is improved property, known as 6319 Chickering Woods Drive, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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

WITNESS THE EXECUTION HEREOF this 11th day of December, 2024

Hal Edward Sauer, Trustee of the Residence Trust Created U/W/O Linda Gady Sauer dated September 14, 2017

By: Hal Edward Sauer, Trustee
Hal Edward Sauer, Trustee

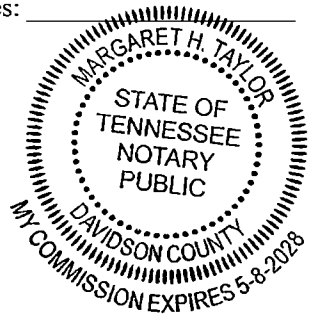
State of Tennessee

County of Davidson

On this 11th day of December, 2024, before me the undersigned authority, personally appeared Hal Edward Sauer, Trustee of the Residence Trust created U/W/O Linda Gady Sauer Dated September 14, 2017, 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.

Margaret H. Taylor
Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $799,000 00.

Affiant

Sworn and subscribed before me this 11 day of December, 2024

Notary

My Commission Expires 3 20 28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY