THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240948909**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00 Affiant Subscribed and sworn to before me, this 22nd day of November, 2024. Notary Public My Commission Expires: 8/15/27

Karen Johnson Davidson County
Batch# 1216103 DEEDWARR
12/13/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20241213-0097070

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Beth A. Champaign 3405 Old Anderson Rd Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 136 15 0A 073.00

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, **Michael J. Gant and Salma Gant, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Beth A. Champaign, unmarried**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 73, on the Plan of FIRST REVISION TO PHASE 2, WATERCREST TOWNHOMES, a Horizontal Property Regime, as established by Declaration of Covenants, Conditions, and Restrictions, and By-Laws of record in Book 10788, Page 553; as amended in Book 11158, Page 931; and Instrument No. 20160621-0062874 and Instrument No. 20181227-0125451, and as shown on the plan of record in Plat Book 11190, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Gant and Salma Gant, husband and wife, by Warranty Deed from Deborah Bell, unmarried, of record in Instrument No. 20180709-0065707, in the Register's Office of Davidson County, Tennessee, dated July 02, 2018 and recorded on July 09, 2018.

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 and assessments for the year 2025 and subsequent years, nit yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION TO PHASE 2, WATERCREST TOWNHOMES, as recorded in Plat Book 11190, Page(s) 81.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10788, Page 553, as being amended in Book 11158, Page 931, Instrument No. 20160621-0062874 and Instrument No. 20181227-0125451.

Easement for Right of Way, recorded in Instrument No. 20180611-0055671.

Metro Planning Commission Letters recorded in Book 10821, Page 131 and Book 10822, Page 70.

Rules and Regulations of record in Instrument No. 20210602-0073897.

This is improved property located at 3405 Old Anderson Rd Antioch TN 37013

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, Grantor has executed this instrument on this 22nd day of November, 2024.

Michael J. Gant

Salma Gant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Gant and Salma Gant, 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, at office, this 22nd day of November, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 11/22/2024 (date of document).

Affiant Signature

11/22/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of November, 2024.

Notary's Signature

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26