Karen Johnson Davidson County
Batch # 1228013 DEEDWARR
01/17/2025 03 03 57 PM 2 pgs
Fees $13 00 Taxes $1,221 00

20250117-0004105

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

AFFIANT

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF January, 2025

NOTARY PUBLIC
My Commission expires 05/09/28

Prepared by:
L Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File 25010004

Address of New Owner
Manveen Chahal
27490 Mangrove Road
Hayward, CA 94544

Send Tax Bills To:
Same

Tax Information:
086-07-0A-011.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Daryl G. Stevens, an unmarried man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Manveen Chahal, single,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Bret Ridge, of record in Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daryl G. Stevens and Christina D. Capps by Warranty Deed from Jeffery E. Davis, a single man, dated 08/30/2007 and recorded on 09/05/2007 in Instrument No. 20070905-0106302, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Daryl G. Stevens, an unmarried man, by Quitclaim Deed from Daryl G. Stevens, an unmarried man, and Christina D. Capps, an unmarried woman, dated 05/30/2014 and recorded on 06/05/2014 in Instrument No. 20140605-0048699, RODCT.

This is property generally located:
1153 Jacksons View Road, Hermitage, TN 37076

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 6900, Page 121, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record at Record Book 7030, Page 527, as amended in Record Book 7047, Page 171, Register's Office of Davidson County, Tennessee.
4. Electrical Permit Agreement of record at Record Book 5625, Page 287, Register's Office of Davidson County, Tennessee.
5. Sewer Easement of record at Record Book 5649, Page 458, Register's Office of Davidson County, Tennessee.

6. Stormwater Detention Agreement of record at Record Book 7009, Page 940, Register's Office of Davidson County, Tennessee.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Daryl G. Stevens** has caused this instrument to be executed, this the 14 day of JAN, 2025.

Daryl G. Stevens
Dennis Stevens Attorney in fact
Daryl G. Stevens
By: Dennis Stevens, Attorney-in-Fact
Instrument No. 202501170004104, **RODCT**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dennis Stevens**, Attorney-in-Fact, acting on behalf of **Daryl G. Stevens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Daryl G. Stevens**, and who acknowledged that he executed the same as the free act and deed of **Daryl G. Stevens**.

This the 14 day of JAN, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

