Karen Johnson Davidson County
Batch # 1241811 DEEDWARR
02/27/2025 10 38 30 AM 3 pgs
Fees $18 00 Taxes $6,290 00
20250227-0014580

Prepared By /
Record and Return To
Chandler and Reynolds
7310 Nolensville Road
Nashville, TN 37211

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, **KENNETH M. CHADWELL and wife, CAROL ANN CHADWELL**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **JOSHUA DAVID RAMSEY and JAMIE LEE KOWAL, husband and wife,** their heirs and assigns, the following described tract of land, lying and being in Davidson County, Tennessee, described as follows:

Map & Parcel: 159 06 0 005.00

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Taggartwood of record in Plat Book 4175, page 60, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more specific description of the property.

Subject to all matters shown on the Plan of record in Plat Book 4175, page 60, Register's Office, Davidson County, Tennessee, Restrictions filed of record at Book 4173, page 193 and Book 4352, page 72, Register's Office, Davidson County, Tennessee; Subject to Easement for Sanitary Sewer and Storm Drainage of record in Book 7838, page 590, Register's Office, Davidson County, Tennessee

Being the same property acquired by Kenneth M. Chadwell and Carol Ann Chadwell, by virtue of a deed dated December 21, 2020, from Anna N Wells and husband, Wesley C Wells, of record at Instrument No. 20201231-0154914, Register's Office, Davidson County, Tennessee

To have and to hold the above described tract or parcel of land unto the grantees herein named, their heirs and assigns, in fee simple, forever.

We covenant with the grantees herein named, their heirs and assigns, that we are lawfully seized and possessed of said land, have a good and lawful right to convey the same; it is free and unencumbered, except as herein set out; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and we bind our heirs, successors, assigns, and representatives by the above covenants

This instrument prepared by.
LOONEY & CHADWELL TITLE SERVICES
156 Rector Avenue, Crossville, Tennessee 38555

WITNESS our hands and signatures on this 17th day of February, 2025.

KENNETH M. CHADWELL

Carol Ann Chadwell

CAROL ANN CHADWELL

State of Tennessee)

County of Cumberland)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Kenneth M. Chadwell and Carol Ann Chadwell**, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal on this 17th day of February, 2025.

SHELLIE L. BILBREY STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY

Shellie L. Bilbrey

NOTARY PUBLIC

My commission expires: 8-10-25

The name and address of a property owner is:

Joshua David Ramsey ; Jamie Lockhart
1209 Taggart Wood Rd
Brentwood, TN 37027

The name and address of the person or entity responsible for payment of real property taxes is:

New owner

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property The preparer of this instrument assumes no liability for any errors, inaccuracies, or missions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer

AFFIDAVIT OF CONSIDERATION

State of Tennessee)
)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of February, 2025.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026