WARRANTY DEED

Karen Johnson Davidson County
Batch# 1247785 DEEDWARR
03/19/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250319-0019376

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER HENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie Kelly	New Owner	053-08-0A-013.00
(NAME)	(NAME)	
2105 Lakeshore Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher T. Tichenor and Kelley D. Tichenor, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Julie Kelly, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 2105 of Lakeshore PointeCondominiums, Phase One, created under Title 66, Chapter 27, Section 101 at seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11053, page 690, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the plat of Lakeshore Pointe Condominiums, Phase One, of record in Plat Book 9700, page 704, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Christopher T. Tichenor and Kelley D. Tichenor, husband and wife by Warranty Deed from Susan E. Brown, an unmarried woman, dated 09/02/2011, of record in Instrument No. 20110915-0071442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2105 Lakeshore Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of March, 2025.

Christopher T. Tichenor

Kelley D. Tichenor

Kelley D. Tichenor

State of Florida
County of CITRUS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher T. Tichenor and Kelley D. Tichenor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

drivers license FL AMW

Witness my hand and Official seal this 13th day of March, 2025.

Ann Marie Williams

Notary Public:
My Commission Expires: Nov 28 2026

ANN MARIE WILLIAMS
Notary Public - State of Florida
Commission # HH 322394
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 13, 25 (date of document).

Jennifer L. Pennell

March 14, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 14, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

Notary's Seal