Karen Johnson Davidson County
Batch# 1249248 DEEDWARR
03/21/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250321-0021490

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16824-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY March 2025 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-26

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Anderson	Navy Federal Credit Union	
2008 Chadwell Overlook Dr	820 Follin Lane, SE	051-02-0A-005.00-CO
Madison, TN 37115	Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lisa J. Smith, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Anderson, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 5 of the Chadwell Retreat Townhomes, Pursuant to Master Deed of record as Instrument No. 20080702-0068253 and as amended in Instrument No. 20080924-0097122, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Lisa J. Smith by Warranty Deed from Chadwell Retreat, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160727-0077428 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 27, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2008 Chadwell Overlook Dr, Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this the 19 day of March, 2025.

Lisa J. Smith

STATE OF Kentucky
COUNTY OF Boyle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa J. Smith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19 day of March, 2025.

My Commission expires: 06/04/2027

Notary Public

LANA J. FRANKLIN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP71126
My Commission Expires Jun 4, 2027

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 3/19/25.

AFFIANT

DATE: 3/21/25

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 21 day of March, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/27

