RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ~~ROBERTSON~~ Sumner) The actual consideration for this transfer or value of property transferred (whichever is greater) is $395,000.00. Affiant Sworn to and subscribed before me this 20 day of March, 2025. Notary Public My Commission Expires: 4/23/2025
Karen Johnson Davidson County Batch# 1249527 DEEDWARR 03/24/2025 12:23:30 PM 3 pgs Fees: $18.00 Taxes: $1,461.50 20250324-0021889	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

Crystal Johnson State of Tennessee Notary Public Sumner County

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Amanda J. Chamberland 609 New Hitt Lane Goodlettsville, TN 37072	Mortgage Research Center LLC dba Veterans United Home Loans 1400 Forum Blvd. Ste. 18 Columbia, MO 65203	018 11 0 037.00

THIS GENERAL WARRANTY DEED is made and effective as of the 20th day of March, 2025 (the "***Effective Date***"), by and between:

CATHRINE E. THOMPSON AND DAVID E. THOMPSON, JR., wife and husband ("***Grantor***"); and

AMANDA J. CHAMBERLAND Single Woman ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of SECTION ONE, CHARLESTON SQUARE SUBDIVISION, of record in Plat Book 4860, Pages 37 and 38, Register's Office for said County.

Said Lot No. 16 front 80.93 feet on the Northerly margin of New Hitt Lane and extends back 182.8 feet on the Easterly line and 172.8 feet on the Westerly line to a dead line in the rear measuring 117.3 feet thereon.

Being the same property conveyed to Cathrine E. Thompson and David E. Thompson, wife and husband, by Warranty Deed from Bobby Allen Lance, Trustee of Revocable Trust Agreement of Bobby Allen Lance dated July 8, 2024, of record in Instrument No. 20240826-0065554, in the Register's Office of Davidson County, Tennessee, dated August 26, 2024, and recorded on August 26, 2024.

This is improved property commonly known as 609 New Hitt Lane, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2025, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all

general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, CHARLESTON SQUARE SUBDIVISION, as recorded in Plat Book 4860, Page(s) 37 and 38.

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4932, Page 13 as amended in Book 5036, Page 898.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Cathrine E. Thompson

David E. Thompson, Jr.

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CATHRINE E. THOMPSON and DAVID E. THOMPSON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2025.

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission ~~Expires~~: 02/25/2028

202503240021889

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 3/14/2025 (date of document).

Affiant Signature

3/24/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County