WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

B-ELAM-25-3309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Khashaq Chambers and Rivkah Chambers	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**150 03 0 093 00**
3309 Timber Trail	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Ramon, CA 94583**	
(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 consideration, the receipt of which is hereby acknowledged, **ASHLEY ELIZABETH LEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KHASHAQ CHAMBERS AND RIVKAH CHAMBERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 55 on the Plan of the Map of THE COUNTRY, SECTION THREE of record in Plat Book 5200, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 55 fronts 78 05 feet on the Easterly margin of Timber Trail and runs back 123 97 feet on the Northerly line and 138 00 feet on the Southerly line to a line in the rear measuring 110 34 feet thereon

Being the same property conveyed to Ashley Elizabeth Lee, unmarried, by Warranty Deed from Trena M Kendrick, unmarried, of record in Instrument No. 20230404-0024246, in the Register's Office of Davidson County, Tennessee, dated March 31, 2023, and recorded on April 04, 2023

Being the same property conveyed to Trena M Kendrick, unmarried, by Quitclaim Deed from James M Kendrick, Jr., unmarried, of record in Instrument No 20090403-0030089, in the Register's Office of Davidson County, Tennessee, dated March 03, 2009, and recorded on April 03, 2009

Being the same property conveyed to James M Kendrick, Jr , and wife, Trena M Kendrick, by Warranty Deed from James F Cooper and wife, Judy R Cooper, of record in Book 9454, Page 889, in the Register's Office of Davidson County, Tennessee, dated August 31, 1994, and recorded on September 02, 1994 The said James M Kendrick, Jr and Trena M Kendrick having since divorced pursuant to Divorce Decree in Docket No 07D-2225, Davidson County, Tennessee

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE COUNTRY, SECTION THREE, as recorded in Plat Book 5200, Page(s) 44
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5281, Page 813
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3309 Timber Trail, Antioch, Tennessee 37013**

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), their heirs and 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), 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

Karen Johnson Davidson County
Batch # 1254782 **DEEDWARR**
04/01/2025 11 56 31 AM 3 pgs
Fees $18 00 Taxes $1,369 00

20250401-0024612

Witness my/our hand(s) this the 28th DAY OF MARCH, 2025

Ashley Elizabeth Lee

Ashley Elizabeth Lee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY ELIZABETH LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of March, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, John Gleaves, 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 03/28/25 (date of document).

Affiant Signature

03/31/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028
NOTARY'S SEAL

Dana Delworth
Notary's Signature

MY COMMISSION EXPIRES 05/08/28