Karen Johnson
Batch # 1257402
04/08/2025 10 17 22 AM
Fees $13 00 Taxes $1,396 75

Davidson County
DEEDWARR
2 pgs

20250408-0026567

WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2025

Notary Public

MY COMMISSION EXPIRES 4/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Taylor Jane Schwaber	Cogent Bank	150-08-0 125 00
(NAME)	(NAME)	
1228 Huntingboro Court	877 Executive Center Drive W, #306	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark L. Chambers and Marsha K. Chambers, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taylor Jane Schwaber, a single woman,** 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 Lot No. 457 on the Plan of Somerset, Phase 1, of record in Plat Book 6900, Pages 690-691, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Mark L. Chambers and Marsha K. Chambers, husband and wife by deed of record in Instrument No 20001117-0113833, Register's Office for Davidson County, Tennessee

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record

unimproved ☐

This is improved ☑ property, known as 1228 Huntingboro Court, Antioch, TN 37013
(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 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 my/our hands this 7th day of April, 2025

Mark L Chambers

Marsha K Chambers

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mark L Chambers and Marsha K Chambers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal this 7th day of April, 2025

Notary Public ~~Kelsie Holloway~~ Lori Holloway
My Commission Expires

File No 22969

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-28-2026