WARRANTY DEED

Karen Johnson Davidson County
Batch# 1262836 DEEDWARR
04/22/2025 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20250422-0030399

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 25-L-085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cordell Insurance, LLC	Gatesway Cordell	064150B00200CO
(NAME) 248-B Jackson Meadows Drive	(NAME) 5158 Mountainbrook Circle B	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy-Nine Thousand And No/100 Dollars ($679,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DAVID CHILDERS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CORDELL INSURANCE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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:

A certain Condominium unit located in Davidson County, Tennessee, being further described as follows: Being Unit B, Jackson Meadows Commercial Land Condominium, a Condominium created under Title 66, Chapter 27, Sections 201 et seq., as amended, Tennessee Code Annotated, and as established by a Declaration and By-Laws appended thereto of record in Instrument No. 20211223-0169785, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit described in said Declaration and By-Laws. Reference is hereby made to the Plan of Jackson Meadows Land Condominium, established pursuant to said Declaration, at Exhibit D, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Childers, married by Warranty Deed from Richard Van Kluyve, a married man, dated December 22,2021, recorded December 23, 2021, of record in Instrument No. 20211223-0169787, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 248-B Jackson Meadows Drive, Hermitage, TN 37076
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 14 day of April, 2025.

David Childers

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state David Childers, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

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

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 4/17/2025 (date of document).

Date: 4/21/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026