Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $500,000 00

Affiant

Karen Johnson Davidson County
Batch # 1269181 DEEDWARR
05/06/2025 10 23 38 AM 2 pgs
Fees $13 00 Taxes $1,850 00
20250506-0035196

Subscribed and sworn before me this the 29th day of April, 2025

Notary Public
My commission expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Robert Parker Bates 5512 Regatta Blvd Hermitage, TN 37076	NEW OWNER	098-09-0A 034 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged. **DANIEL RICHARD HENRICKS, AND KELSEY RAE HENRICKS, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROBERT PARKER BATES AND CHLOE ANA-LEE MCGEE-MONROE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 215 on the Plan of Phase One, Lake Shore, as shown by plat of record in Plat Book 6900, page 684, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Richard Henricks, an unmarried man, by deed dated 07/17/2020, from Paul Randall Chandler and wife, Judith Williams Chandler, as tenants by the entirety, of record in Instrument No 20200720-0079296, Register's Office for said County.

The said Kelsey Rae Henricks joins in this conveyance to convey any and all marital interest she may have in the said property

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 5512 Regatta Blvd., Hermitage, TN 37076

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of April, 2025

Daniel Richard Henricks

Kelsey Rae Henricks

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Richard Henricks, and Kelsey Rae Henricks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 29th day of April, 2025

My commission expires

Notary Public

CHRISTY COTHREN
Notary Public, State of Kansas
My Appointment Expires
April 21, 2028