Karen Johnson Davidson County
Batch # 1341560 DEEDWARR
11/03/2025 11 27 30 AM 2 pgs
Fees $13 00 Taxes $2,016 50
20251103-0087332

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31 DAY OF October, 2025

NOTARY PUBLIC
My Commission expires _____

Prepared by:
L Bronei McCoy
Attoiney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25100011

Address of New Owner
Stuart W. Chandler and Christina N. Welch
925 Brenton Park Court
Brentwood, TN 37027

Send Tax Bills To·
Same

Tax Information:
160-15-0B-007.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10 00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mary Elizabeth Bernheisel,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stuart W. Chandler and Christina N. Welch, Husband and Wife** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No. 7 of Brenton Park Subdivision, as of record in Plat Book 7900, Page 820, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to John W. Hall, unmarried, by Warranty Deed from Nina M. McClintock, unmarried, dated 04/01/2004 and recorded on 04/06/2004 in Instrument No 20040406-0038910, Register's Office for Davidson County, Tennessee John William Hall, aka John W. Hall, having since died testate on or about 04/26/2025, pursuant to the terms of his Last Will and Testament (filed in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No 25P1721) of record in Instrument No. 20250918-0074817, RODCT, property was devised to Mary Elizabeth Bernheisel

This is property generally located.
925 Brenton Park Court, Brentwood, TN 37027

SUBJECT TO THE FOLLOWING:

1 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s)
2 Easement, setbacks and all other matters shown on the Plat of record at Plat Book 7900, Page 820, Register's Office for Davidson County, Tennessee
3 Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9488, Page 505, Register's Office for Davidson County, Tennessee

charges and liens, contained in an instrument of record in Book 9488, Page 505, Register's Office for Davidson County, Tennessee.

4. Conveyance of Sewer Lines of record in Book 10360, Page 351, Register's Office for Davidson County, Tennessee.
5. Conveyance of Water Lines of record in Book 10360, Page 407, Register's Office for Davidson County, Tennessee
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7808, Page 441, Book 7808, Page 498, Book 7808, Page 501, and Book 8149, Page 919, Register's Office for Davidson County, Tennessee

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Mary Elizabeth Bernheisel** has caused this instrument to be executed, this the 31 day of Oct, 2025.

Mary Elizabeth Bernheisel

Mary Elizabeth Bernheisel

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mary Elizabeth Bernheisel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 31 day of Oct, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

BRONER MCCOY LEWIS · STATE OF TENNESSEE NOTARY PUBLIC · CHEATHAM COUNTY