WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000 00

Affiant

) SWORN TO BEFORE ME, THIS THE 31st DAY OF

Notary Public

XPIRES

(AFFIX SEAL)

Karen Johnson
Batch # 1341912
11/04/2025 10 12 28 AM
Fees $13 00 Taxes $1,831 50
20251104-0087789

Davidson County
DEEDWARR
2 pgs

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
76 Burton Hills Blvd , Suite 100
Nashville, TN 37215

JM-P-25-118

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 29, 2026

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)
Lorraine Chen and Amon Kehr	**Same As New Owner**	
(NAME)	(NAME)	**117-07-0C-118 00-CO**
118 Hampton Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CLAYTON B. MILLS AND WIFE, KAREN L. MILLS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LORRAINE CHEN AND AMON KEHR,** wife and husband, 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 Unit No 118 on the Plan of Hampton Place Townhomes, of record in Book 5200, page 421, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Clayton B Mills and wife, Karen Mills by Quitclaim Deed from Clayton B Mills, married of record in Instrument No 20181031-0107865 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on October 31, 2018

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 5891, Page 897, and Bylaws Book 5891, Page 937, Register's Office for Davidson County, Tennessee
- Homeowner's Association Charter Amendment of record in Book 7570, Page 314 and Book 7866, Page 388, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Book 5861, Page 436, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage Easement in Favor of Metropolitan Government of Nashville and Davidson County of record in Book 4110, Page 257, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **118 Hampton Pl, Nashville, Tennessee 37215**

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

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2025

Clayton B Mills

Karen L Mills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON B MILLS, 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 31st of October, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN L MILLS, 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 31st of October, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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