Karen Johnson Davidson County
Batch# 1362623 DEEDWARR
12/30/2025 07:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20251230-0103202

WARRANTY DEED

Brad Krivensky State of Tennessee Notary Public Williamson County

File No. KS-25-11580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 9/18/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Daniel Hamilton and Laura Lorenzen	**Liberty Federal Credit Union**	
(NAME)	(NAME)	
7277 Charlotte Pike Unit 353	**1200 Forest Bridge Road**	114-08-0C-126.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Louisville, KY 40223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bradford T. Chamberlain and Laura Chamberlain, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Daniel Hamilton and Laura Lorenzen,** **Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described Real Property located in the County of Davidson, State of Tennessee and further described as follows:

Being Unit 122 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the declaration of Covenants, Conditions, restrictions and By-Laws for West Park Homeowners Association Inc. of record as Instrument Number 20041221-0151636, Register's Office for Davidson County, Tennessee and also amended in Instrument Number 20060202-0013378 and as further set out on a Plan of West Park Place Phase 3 of record as Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bradford T. Chamberlain and Laura Sandtner, both unmarried as tenants in common with rights of survivorship by Warranty Deed from Brett Kennedy, married of record in Instrument No. 20170223-0018074 Register's Office for Davidson County, Tennessee, dated February 20, 2017 and recorded on February 23, 2017.

Being the same property conveyed to Bradford T. Chamberlain and Laura Chamberlain, husband and wife by Quitclaim Deed from Bradford T. Chamberlain and Laura Chamberlain, fka Laura Sandtner, husband and wife of record in Instrument No. 20200723-0081016 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 23, 2020.

This is property more commonly known as 7277 Charlotte Pike Unit 353, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, 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 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 hand this 18th day of December, 2025.

Bradford T. Chamberlain

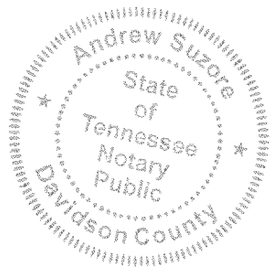
Laura Chamberlain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2025, before me personally appeared Bradford T Chamberlain and Laura Chamberlain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of December, 2025.

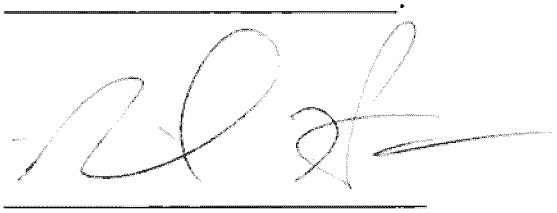
Notary Signature
My commission expires: May 8, 2028



KS-25-

Certificate of Authenticity

I, Nick Harris, 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 **12/22/25**.



Affiant Signature

12/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22** day of **December**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

