WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Shandria Lechelle Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April, 2026.

Cheryl M Rodgers
Notary Public
MY COMMISSION EXPIRES: 11-21-2026

CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1404401 DEEDWARR
04/10/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20260410-0029272

File #26-TL-7217-ON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shandria Lechelle Taylor	New Owners	
(NAME)	(NAME)	**182 12 0A 134.00**
7217 Smokey Hill Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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,

RYANN E. CHANDLER AND KRISTEN M. CHANDLER, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SHANDRIA LECHELLE TAYLOR,

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 Lot No. 324 on the Plan of PHASE 6, SECTION 6, APPLE VALLEY of record in Plat at Instrument No. 20070125-0010053 and Instrument No. 20070205-0014781, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryann E. Chandler and Kristen M. Chandler, Husband and Wife, by Warranty Deed from Anthony S. McLeod and Kendall L. Omalley n/k/a Kendall L. McLeod, Husband and Wife, of record in Instrument No. 20170404-0032698, in the Register's Office of Davidson County, Tennessee, dated March 29, 2017 and recorded on April 04, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 6, SECTION 6, APPLE VALLEY, as recorded in Plat Instrument Nos. 20070125-0010053 and 20070205-0014781.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020724-0088783 and 20070205-0014780.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020528-0064320.
* Charter for Apple Valley Homeowners' Association, Inc., recorded as Instrument No. 20020724-0088782.
* By-Laws for Apple Homeowners' Association, Inc., recorded as Instrument No. 20020724-0088784, and Supplement and Amendment in Instrument No. 20091116-0105278.
* Common Open Space Deed recorded as Instrument No. 20080812-0082767.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7217 Smokey Hill Road, Antioch, TN 37013**.

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 9th day of April, 2026.

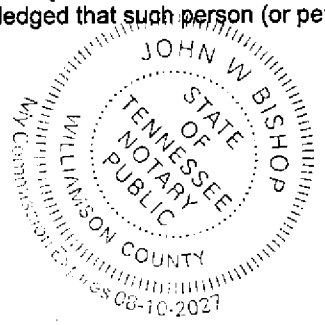
Ryann E. Chandler

Kristen M. Chandler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2026, before me personally appeared Ryann E. Chandler, 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 9th day of April, 2026.

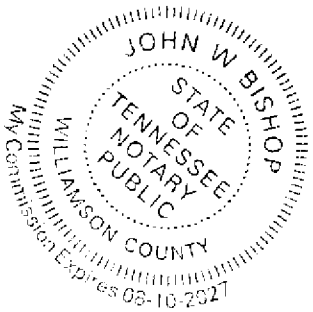


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2026, before me personally appeared Kristen M. Chandler, 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 9th day of April, 2026.



Notary Signature
My commission expires:

Certificate of Authenticity

I, Holly A Mason, 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 4/9/24.

Affiant Signature

4/9/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 9 day of April, 2026.

Notary's Signature

(Notary Seal)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

My Commission Expires: 9-5-2028