WARRANTY DEED

Karen Johnson
Batch # 1429522
06/08/2026 02:58:21 PM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20260608-0051574

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

G-C-26-9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

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)
Camille Turner	Camille Turner	
(NAME) **9 Sharonwood Drive**	(NAME) 9 Sharonwood Dr.	**117-03-0E-009.00-CO**
(ADDRESS) **Nashville, TN 37215**	(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, **DAVID PORTELL AND STACEY LEIGH KHOURY, TRUSTEES OF THE CHILI TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMILLE TURNER, AN UNMARRIED WOMAN,** 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:

Being Unit No. 9 as shown on the Plan of Sharonwood Condominiums of record in Book 6200, Page 561, Register's Office for Davidson County, Tennessee, and as shown on Plan of Sharonwood Condominiums, Exhibit C to Master Deed for The Sharonwood Homeowners' Association, all as described in the Master Deed for The Sharonwood Homeowners' Association of record in Book 7124, Page 177, as amended in Book 7274, Page 163, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Portell and wife, Linda Portell by Warranty Deed from Roger W. Ireson and wife, Judith Ann Ireson of record in Instrument No. 20170227-0019138 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 27, 2017.

Being the same property conveyed to Chili Trust by Quitclaim Deed from David Portell, and wife, Linda Portell of record in Instrument No. 20200701-0071043 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on July 01, 2020.

This conveyance is subject to:
- Taxes for the year 2026 and subsequnet years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 561, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Book 7124, Page 177, as amended in Book 7274, Page 163, Book 8466, Page 129, Instrument No. 20050110-0003514 and Instrument No. 20080403-0033769, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7124, Page 207, as amended in Book 8754, Page 187, in the Register's Office for Davidson County, Tennessee.
- Charter of The Sharonwood Homeowners Association of record in Book 7138, Page 355, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric Power Transmission and Underground Sanitary Sewers of record in Book 4799, Page 902, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6826, Page 142, 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: **9 Sharonwood Drive, 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 4th DAY OF JUNE, 2026.

Chili Trust

BY: _____
David Portell
Trustee

BY: _____
Stacey Leigh Khoury
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID PORTELL, TRUSTEE of CHILI TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of June, 2026.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY LEIGH KHOURY, TRUSTEE of CHILI TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of June, 2026.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

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