Karen Johnson Davidson County
Batch# 1460088 DEEDWARR
08/17/2026 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260817-0076595

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 685,000.00.

Affiant

Subscribed and Sworn before me this 6th day of August , 2026.

Notary Public
My commission expires:

DANIELLE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 29, 2030

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Christopher Bailey and Sarah Bailey 5117 Glencarron Drive, Nashville, TN 37220	New Owner	161-01-0B-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Loren Hemachandra, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Bailey and Sarah Bailey, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY. TN, BEING LOT NO. 34 ON THE PLAN OF FIRST REVISION, PHASE THREE, SECTION ONE, ABERDEEN WOODS, OF RECORD IN INSTRUMENT # 200005230051434. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF,

BEING THE SAME PROPERTY CONVEYED TO PATRICK S. CHAFFIN AND WIFE. GABRIELLE S. CHAFFIN BY WARRANTY DEED FROM DREES PREMIER HOMES, INC. F/K/A DREES PREFERRED COLLECTION, INC.. AN OHIO CORPORATION, RECORDED ON THE 12TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030212-0019433, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Loren Hemachandra, a married man, by Warranty Deed from PATRICK S. CHAFFIN AND WIFE. GABRIELLE S. CHAFFIN, dated June 7, 2007 and recorded on June 12, 2007 in Instrument No. 20070612-0070499, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
Lioubov Sinitsa Hemachandra, spouse of Grantor, hereby joins in the execution of this document for the purposes of conveying his/her marital interests, if any, in the subject property

This is [X] improved [ ] unimproved property known as 5117 Glencarron Drive, Nashville, TN 37220 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 4th day of August , 2026.

Loren Hemachandra

Lioubov Sinitsa Hemachandra

STATE OF Texas
COUNTY OF Bexar

On this 4th day of August, 2026, before me personally appeared Loren Hemachandra and Lioubov Sinitsa Hemachandra, 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 4th day of August, 2026.

Notary Signature
My commission expires: 10/6/2028

RAQUEL MOHL HAWKINS
Notary ID #132712091
My Commission Expires
October 6, 2028

Certificate of Authenticity

I, Danielle Watson, 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 8/4/26.

Date

Danielle Watson

Affiant Signature

8/4/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 4th day of August, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029