Karen Johnson Davidson County
Batch# 1477161 DEEDWARR
09/24/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260924-0088668

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

John David Chamberlain Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Chamberlain, Jr., a married person	New owner	
(NAME)	(NAME)	
116 Noel Cove Circle		086-10-0B-116-00CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Everton A. Heron, a married person**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **John David Chamberlain, Jr., a married person,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 116 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428 (erroneously referred to as Instsrument No. 20080924-0141428 in prior deed), Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Everton A. Heron, a married man by Deed dated May 15, 2012 from Linda H. Vaughn and Robin Wheeler, recorded May 17, 2012, in Instrument Number 20120517-0042720, in the Official Records of Davidson County, Tennessee.

Grantor warrants that the above described property has not been used as primary nor marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 116 Noel Cove Circle, Hermitage, TN 37076

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 hand this 2 day of September, 2026.

Everton A. Heron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of September, 2026, before me personally appeared Everton A. Heron, 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 2 day of September, 2026.

Notary Signature
My commission expires: 7-3-28



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 the 23 day of September, 2026.

Affiant Signature

9/23/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of September, 2026.

Notary's Signature

My Commission Expires: 7/14/2030

(Notary Seal)

