Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 172 12 0D 049.00

Karen Johnson
Batch # 1480820
10/06/2026 08:49:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20261006-0091727

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
ADRIAN H. ANDERSON and	*	Adrian H. Anderson
CHELSEA T. ANDERSON	*	Chelsea T. Anderson
7411 Lords Chapel Drive	*	5315 Carters Creek Pike
Nashville, TN 37211	*	Thompson's Station, TN 37179

The GRANTOR, **CHELSEA M. TILLMAN, now known as CHELSEA T. ANDERSON, a married woman,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

ADRIAN H. ANDERSON and wife, CHELSEA T. ANDERSON,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 489 on the Plan of the Town of Center Homes at Lenox Village, Section 2 of record at Instrument No. 20050322-0031182, 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 CHELSEA M. TILLMAN, a single woman, by Warranty Deed of record at Instrument No. 20170630-0066307 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on the Plan of the Town of Center Homes at Lenox Village, Section 2 of record as Instrument No. 20050322-0031182, Register's Office for said county; and any and all restrictions and easements of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 23rd day of September, 2026, by the undersigned.

Chelsea Tillman

CHELSEA M. TILLMAN

STATE OF TENNESSEE

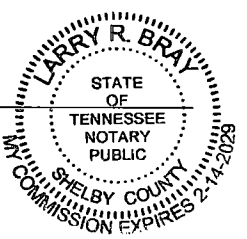
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **CHELSEA M. TILLMAN, now known as CHELSEA T. ANDERSON**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 23rd day of September, 2026.

NOTARY PUBLIC

My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Chelsea Tillman

AFFIANT

Subscribed and sworn to before me this 23rd day of September, 2026.

NOTARY PUBLIC

My Commission Expires: _____

