Karen Johnson Davidson County
Batch# 216504 DEEDWARR
04/11/2019 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190411-0033121

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF APRIL, 2019 .

Notary Public

MY COMMISSION EXPIRES: February 10, 2023

(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Daniel Fischer & Melissa Fischer | NEW OWNER | 188100A08700CO |
| (NAME) 4013 Fairway Circle | (NAME) | |
| (ADDRESS) Smyrna, TN 37167 | (ADDRESS) | |
| (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 considerations, the receipt of which is hereby acknowledged, I, **McKenna M. Soloway, f/k/a McKenna M. Moore**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Daniel Fischer and Melissa Fischer, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a 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. 87 on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123 Final Plat, of record in Plat Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to McKenna M. Moore by Warranty Deed from Franklin Synergy Bank, dated May 29, 2015 and recorded June 05, 2015 of record in Instrument No. 20150605-0052977, Register's Office for Davidson County, Tennessee. The stated McKenna M. Soloway and McKenna M. Moore are one and the same person.

This conveyance is subject to (1) All matters shown on the plat of record in Instrument No. 20070807-0093935, (2) Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20070627-0076581, Supplemental Declaration of record in Instrument No. 20070821-0099818, First Amendment to Declaration of record in Instrument No. 20080515-0049892, Second Amended recorded as Instrument No. 201710020100689, Scrivener's Affidavit recorded as Instrument No. 201712200129697, First Amendment to Master Deed of record in Instrument 20080515-0049893 Second Amendment to Master Deed of record in Instrument No. 201801250008094, (3) Covenants, conditions, restrictions and easements, if any, recorded as Book 757, Page 3304, First Amendment of record in Record Book 846, Page 3220, First Amendment to Declaration of record in Record Book 846, Page 3214, (4) Covenants, conditions, restrictions and easements, if any, recorded as Record Book 757, Page 3339, (5) Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20070627-0076582, (6) Right-of-Way Easement of record in Book 4588, Page 484, (7) Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, and Assignment of Easement of record in Instrument No. 20121121-0107595, Instrument No. 20140827-0078032, (8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178, (9) Inspection and Maintenance Agreement for Private Stormwater

Management Facilities of record in Instrument No. 20070711-0082648, (10) Stormwater Detention Agreement of record in Instrument No. 200707020078659 and Instrument No. 200604070040185 and Instrument No. 200605260062228, (11) Charter for Carothers Crossing Neighborhood Association, Inc., a Tennessee not-for-Profit Corporation of record in Book 4061, Page 50, (12) Quitclaim Deed to Carothers Crossing Neighborhood Association, Inc., record in Instrument No. 201807190070522, in the Register's Office for Williamson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 204 Bird Nest Alley, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 11th Day of April, 2019 .

McKenna Soloway

McKenna M. Soloway

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named McKenna M. Soloway, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public:

My Commission Expires: February 20, 2023

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

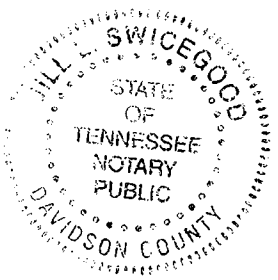
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: July 9, 2022

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