Karen Johnson Davidson County
Batch# 246960 DEEDWARR
06/21/2019 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $732.60
20190621-0060212

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0415

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anne Lewis Hicks	NEW OWNER	#: 086140C02100
(NAME) 3911 Dodson Chapel Rd., Unit 21	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-EIGHT THOUSAND AND NO/100 DOLLARS ($198,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHERINE LYNNE MCCLINTOCK, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANNE LEWIS HICKS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 all of Unit No. 21, on the Plan of Horizontal Property Regime as shown on the Condominium Site Plan of Villas of Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument No. 20011005-0108857, Amendment to Master Deed of record in Instrument No. 20170524-0051721, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bettye Faye Dykes and Katherine Lynne McClintock, as Tenants in Common with Rights of Survivorship, by Quitclaim Deed from Donald R. Barrett, Jr., Trustee, of record in Instrument No. 20170908-0092648, dated September 7, 2017, Register's Office for said County. And being the same property conveyed to Bettye Faye Dykes, an unmarried woman, by deed from William L. Garrison and wife, Drusilla Garrison, of record in Instrument No. 20170831-0089664, dated August 28, 2017. The said Bettye Faye Dykes now being deceased.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Master Deed of record in Instrument 20011005-0108857, amended in Instrument 20170524-0051721, said Register's Office.

Charter for Homeowner's Association of record in Instrument 20011005-0108856, said Register's Office.

Quitclaim Deed of common areas to HOA of record in Instrument 20031001-0144806, said Register's Office.

Storm Water Detention Agreement of record in Instrument 20010710-0073194, said Register's Office.

This conveyance is subject to Master Deed and Restrictive Covenants of record in Instrument 20011005-0108857, amended in Instrument 20170524-0051721, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3911 Dodson Chapel Rd., Unit 21, Hermitage, TN 37076
(House No.) (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 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 our hands this 21st day of June, 2019.

Katherine Lynne McClintock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Lynne McClintock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of June, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.