Karen Johnson Davidson County
Batch# 392206 DEEDWARR
04/27/2020 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20200427-0043857

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $338,000.00

Monica O'Hara
Affiant

Subscribed and sworn to before me, this 24th day of April, 2020.

Notary Public

My commission expires: 10/2/2022
10/2/2022

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Herbert H. Zackery **Monica O'Hara**	**New Homeowner**	**176010A05100CO**
6896 Hickory Rim Court	**Property address**	
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Provision Homes, LLC, a Tennessee limited liability company

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

Monica O'Hara and Herbert H. Zackery, wife and husband

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 Lot No. 51 on the Final Plat of The Estates of Hickory Woods, as of record in Instrument No. 20010412-0036163, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Provision Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Robert A. Curtis, individually, and Christine Marie Curtis-Bradt, individually, and as Executor of the Estate of Robert Lynn Curtis, deceased, dated December 19, 2019, of record in Instrument No. 20191220-0131506, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20010412-0036163, in the Register's Office of Davidson County, Tennessee.

- By-Laws of record in Book 7932, Page 648, as amended and restated of record in Book 9678, page 213, in the Register's Office for Davidson County, Tennessee.

- Charter of The Estates of Hickory Woods HOA of record in Instrument Number 20010809-0085970, in the Register's Office for Davidson County, Tennessee.

- TVA Easement of record in Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.

- Easement for Right of Way granted to Nashville Gas Co. of record in Book 5909, Page 915, in the Register's Office for Davidson County, Tennessee.

- Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for water and sewer mains of record in Book 8169, page 564; Book 8169, page 571; Book 8169, page 579; and Book 8169, page 588, Register's Office of Davidson County, Tennessee.

- Storm Water Detention Agreement of record at Instrument No. 20010208-0012477, Register's Office of Davidson County, Tennessee.

- Quitclaim Deed conveying common areas to The Estates of Hickory Hills Homeowners Association, Inc., a Tennessee corporation, of record at Instrument No. 20010814-0087811, Register's Office of Davidson County, Tennessee; as re-recorded at Instrument No. 20011023-0115250, said Register's Office.

- Subject to rights of others in and to the common areas and/or elements.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010814-0087812, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Quitclaim Deed conveying common areas to The Estates of Hickory Hills Homeowners Association, Inc., of record in Instrument No. 20010814-0087811, rerecorded in Instrument No. 20011023-0115250, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6896 Hickory Rim, Antioch, TN 37013.

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 in 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.

Date: 4-24-2020

Provision Homes, LLC
BY: ANTHONY STEPEHNSON, SOLE MEMBER

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ANTHONY STEPHENSON** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is SOLE MEMBER OF PROVISION HOMES, LLCC and that he is authorized by PROVISION HOMES, LLC to execute this instrument on its behalf.

Witness my hand this 24 day of **April, 2020**

Notary Public

My commission expires: 5-22-22

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021