Karen Johnson Davidson County
Batch# 430340 DEEDWARR
07/06/2020 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200706-0072165

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627589**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Angela Pearson Affiant Subscribed and sworn to before me, this 30th day of June, 2020. Notary Public My Commission Expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

WARRANTY DEED

Address New Owner: Matthew C. Karipides 134 Hermitage Point Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-14-0D-039.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Thomas Lockhart and Kelly Nicole Lockhart, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Matthew C. Karipides, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled Hermitage Point Phase 1 Cluster Lot Subdivision, of record in Instrument No. 20190225-0016873, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KENNETH THOMAS LOCKHART and KELLY NICOLE LOCKHART, HUSBAND AND WIFE, by deed from SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190906-0089974 , dated August 30, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 086-14-0D-039.00 CO.

Matters shown on the Plan of record in Instrument No. 20190225-0016873, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record 20190221-0015921 amended in Instrument No. 20190610-0054976, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20180713-0068425, said Register's Office.
Sewer Easement Agreement of record in Instrument No. 20180713-0068258, said Register's Office.

This is improved property located at 134 Hermitage Point Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2020.

Kenneth Thomas Lockhart by Sh, his Attorney-in-Fact

Kenneth Thomas Lockhart by Shira Kingrey, his Attorney-in-Fact

Kelly Nicole Lockhart by Sh, her Attorney-in-Fact

Kelly Nicole Lockhart by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kenneth Thomas Lockhart and Kelly Nicole Lockhart and that she is authorized by Kenneth Thomas Lockhart and Kelly Nicole Lockhart to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of June, 2020.

J Anderson
Notary Public

My Commission Expires: _____



True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

