THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201131571**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this . Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 533242 DEEDWARR
12/14/2020 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20201214-0147245

WARRANTY DEED

Address New Owner: Randi Harrier 7453 East Winchester Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151-10-0A-050.00-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, **Michael D. Tucker and Angela M. Duke, each an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randi L Harrier, an unmarried woman and Sean Kelley, an unmarried man** ("Grantees"), its 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 No. 267 on the Plan of Final Subdivision Plat, Villages of Hunter P.U.D., Phase 1 of record in Plat at Instrument No. 20010123-0006894, 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 Michael D. Tucker and Angela M. Duke, each an unmarried person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20020306-0027827 Register's Office for Davidson County, Tennessee, dated February 22, 2002 and recorded on March 06, 2002.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20010123-0006894 and Instrument No. 20000207-0012630, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010531-0056382, as amended in Instrument No. 20031111-0164945, 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

By-Laws Villages of Long Hunters Homeowner's Association, Inc. of record in Instrument Number 20041022-0127537, in the Register's Office for Davidson County, Tennessee.

Charter of Villages of Long Hunters Homeowner's Association, Inc. of record in Instrument Number 20010531-0056381, in the Register's Office for Davidson County, Tennessee.
Dedication of Common area to Long Hunters Homeowner's Association, Inc. of record in Instrument Number 20010531-0056383, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20021009-0123120, Instrument No. 20020718-0086411, and Instrument No. 20020912-0111084, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001030-0107415, in the Register's Office for Davidson County, Tennessee.
Easements of record in Book 1115, Page 302, Book 1101, page 457, Book 8358, page 91, Book 8358, page 94, Book 8197, page 288, Book 2338, page 466, Book 9661, page 919, Instrument No. 20000906-0088272, and Instrument No. 20000906-0088271, in the Register's Office for Davidson County, Tennessee.

Declaration of Taking of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee.

Judgment of record in Book 4535, Page 351 for a 150 foot wide easement for the use of the Tennessee Valley Authority, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20020319-0034108 and re-recorded in 20020625-0076022 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7453 East Winchester Drive Antioch TN 37013

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 9th day of December, 2020 .

Michael D. Tucker

Angela M. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Tucker and Angela M. Duke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2020.

Notary Public
My Commission Expires:

JAMES ALEXANDER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 12, 2022

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021