Karen Johnson Davidson County
Batch# 535880 DEEDWARR
12/16/2020 12:25:30 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20201216-0148668

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

B-C-20-5170-810

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tondra Greene and Terrance Greene	Brighton Bank	
(NAME)	(NAME)	**163-05-0A-020.00-CO**
5170 Hickory Hollow Pkwy #801	7663 Hwy 51 South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brighton, TN 38120	
(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 consideration, the receipt of which is hereby acknowledged, **THOMAS J. CARLSON AND LINDSEY M. CARLSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TONDRA GREENE, AN UNMARRIED WOMAN AND TERRANCE GREENE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20, Phase I, Hickory Hollow Townhomes (Mill Park), as shown by plat of record in Plat Book 9700, Page 686, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas J. Carlson and Lindsey M. Carlson, husband and wife by Warranty deed from Benjamin P. Madonia and wife, Amanda Lee Madonia of record in Instrument No. 20160128-0008546 Register's Office for Davidson County, Tennessee, dated January 22, 2016 and recorded on January 28, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 686 and corrected in Book 11737, Page 439, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Pages 538 and 539, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amended in Book 11167, Page 757, and supplemented in Instrument Number 20051128-0143120, Instrument Number 20110208-0011084, Instrument No. 20080304-0021743, Instrument No. 20140902-0079467 and Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- By-Laws of Mill Park Homeowners Association, Inc. of record in Book 10719, Page 464, as amended in Book 11167, page 759, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowners Association, Inc. of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Mill Park Homeowners Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.
- Easement for Bell South of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20130723-0076095, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20160223-0017010, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20161028-0113925, in the Register's Office for Davidson County, Tennessee.

• As Built Survey Certificate of record in Book 11674, Page 539, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20170206-0012426, in the Register's Office for Davidson County, Tennessee.
• Subject to As-Built Certificates of record in Book 11315, Page (s) 157 and 159, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Pkwy #801, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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), 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 my/our hand(s) this the 11th DAY OF DECEMBER, 2020.

Thomas J. Carlson

Lindsey M. Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of December, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of December, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY