Karen Johnson Davidson County
Batch# 535972 DEEDWARR
12/16/2020 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $952.75
20201216-0148787

WARRANTY DEED

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Bria Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF DECEMBER, 2020.

D Paulsson
Notary Public

MY COMMISSION EXPIRES: 10 21- 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Bria Rhodes	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 5429 Daniel Ray Dr.	(NAME)	041010A04200CO
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Yvette R Lowery, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bria Rhodes, an unmarried woman ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER 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. 40 on the Plan of Cobblestone Creek Phase One-A of record as Instrument #20050610-0066806, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Yvette R. Lowery, unmarried, by virtue of that certain Warranty Deed dated October 28, 2005, and being of record at Instrument No. 20051102-0132600 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including and not limited to:

- Subject to all matters of record in Instrument No. 20050620-0066806 and Instrument No. 20030814-0117276, in the said Register's Office.
- Rights of the Public in and to any navigable waterways within the bounds of said premises. (a) The rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams.
- Riparian rights incident to premises.
- Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, or streams crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
- Rights of upper and lower riparian owners in and to the waters of and the natural flow thereof, free from diminution or pollution.
- Rights of the public in and to a cemetery located on subject property, with rights of ingress and egress thereto.
- Any rights, easements, interests or claims which may exist by reason of or reflected by the

- Stormwater Detention Agreement of record in Instrument No. 20040304-0024829, in the said Register's Office.
- Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20041208-0146322, in the said Register's Office.
- Charter recorded at Instrument No. 20041208-0146324, in the said Register's Office.
- Easements of record at Instrument No. Book 2493, Page 137, as recorded in the said Register's Office.

and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5429 Daniel Ray Dr. Whites Creek, TN 37189
(House Number) (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 my hand this 4 day of December, 2020.

Yvette R Lowery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Yvette R Lowery**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of December, 2020.

Notary Public
My Commission Expires: 7-5-21

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

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY