Karen Johnson Davidson County
Batch# 546311 DEEDWARR
01/05/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20210105-0001336

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232047

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2020.

Notary Public
My Commission Expires: 9/21/24

W. BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marcel Wilson 461 Hickory Glade Drive Nashville TN 37013	New Owner	Tax Parcel ID No. 162 01 0C 108.00

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, **Connor Weston Arant, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcel Wilson, 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 Unit 108 on the plan of Phase 2, Hickory Glade, a PUD of record in Plat Book 6250, Page 889, amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Connor Weston Arant, a single man, by Warranty Deed from Joseph Bondi, an unmarried individual, of record in Instrument No. 20170421-0039087, in the Register's Office of Davidson County, Tennessee,. dated April 18, 2017 and recorded on April 21, 2017. Also See Scrivener's Affidavit and Certificate of Correction of record in Instrument No. 20170501-0042733, Register's Office of Davidson County, Tennessee.

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.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 2, Hickory Glade, as recorded in Plat Book 6250, Page(s) 889, amended in Plat Book 6900, Page 41.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Glade, as recorded in Plat Book 6250, Page(s) 888. Declaration of Covenants, Conditions and Restrictions recorded in Book 6824, Page 929, re-recorded in Book 6898, Page 896, as amended in Book 6824, Page 952, re-recorded in Book 6898, Page 919, and further amended in Book 6898, Page 920, Book 6957, Page 473, Book 7959, Page 869 and Instrument No.

20031223-0182416, with Appointment of Successor Trustee recorded in Book 11443, Page 625 and Instrument No. 20110511-0036274.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7384, Page 941.

Easement recorded in Book 8058, Page 790 and Book 8058, Page 793.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6796, Page 991.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 461 Hickory Glade Drive Nashville 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 30th day of December, 2020.

Connor Weston Arant

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connor Weston Arant, 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 30th day of December, 2020.

Brenna K Knight
Notary Public

My Commission Expires: 2/21/21

BRENNA K. KNIGHT
NOTARY PUBLIC, STATE AT LARGE
KENTUCKY
COMMISSION EXPIRES 2/21/2021
NOTARY ID: 573987

True Copy Certification

I, Spencer Gross, 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

SPENCER RYAN GROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-11-2023

State of Tennessee

County of Williamson

Personally appeared before me, W. Brad Lehman, a notary public for this county and state, 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: 09/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY