# WARRANTY DEED

Karen Johnson Davidson County
Batch# 576428 DEEDWARR
02/24/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20210224-0022934

B-ELAM-21-3405-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-17-24
(AFFIX SEAL)

ASHLEY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**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) |
|---|---|---|
| **James H. Wickwire** | Same as owner | |
| (NAME) | (NAME) | **136-15-0A-075.00-CO** |
| **3405 Old Anderson Road Unit 212** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (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, **AMY B. RICARDO, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES H. WICKWIRE,** 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 Unit No. 75, on the Plan of Phase 2, Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, page 81, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Amy B. Ricardo, a single woman by Warranty deed from James Berry and Diana Berry of record in Instrument No. 20161019-0110454 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016. Amy B. Ricardo and Amy Ricardo being one in the same person.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 888 and Book 11190, Page 81, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions, and Restrictions for Watercrest Homeowners Association, Inc., establishing a Horizontal Property Regime of record in Book 10788, Page 553, amended in Book 11158, page 931, with attorney letters in Book 10821, page 131 and Book 10822, page 70, Register's Office for Davidson County, Tennessee.
- Open Space / Common Area of record in Instrument Number 20000222-0017014, in the Register's Office for Davidson County, Tennessee.
- Charter for Watercrest Townhomes Homeowners Association of record in Book 10788, Page 546, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 2242, Page 139 and Book 2875, page 299 with partial release in Book 4438, page 711, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 11433, Page 449, 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: **3405 Old Anderson Road Unit 212, 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 12th DAY OF FEBRUARY, 2021.

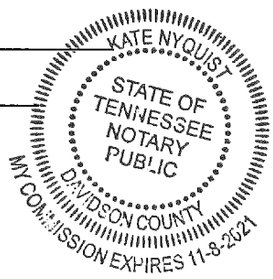
Amy B. Ricardo by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMY B. RICARDO, and who acknowledged he/she/they executed the same as the free act and deed of the said AMY B. RICARDO.

Witness my hand and official seal, this the 12th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




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

# True Copy Certification

I, Ashley Morgan, 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 Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Ashley Morgan 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: 4/16/2022

