STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 585261 DEEDWARR
03/05/2021 10:47:30 AM 2 pgs
Fees: $13.00 Taxes: $1,892.92
20210305-0029099

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-11630

NAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tina Y. Rose (NAME)	New Owner (NAME)	034-07-0A-154.00-C
1929 Nancy Beth Lane (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Lee Golden**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tina Y. Rose, an unmarried person**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 8 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument Number 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument Number 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING PART OF the same property conveyed to Lee Golden DBA Chris Provencher Construction, by Warranty Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, recorded 8/6/2014 in Instrument Number 20140806-0070508, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument Number 20170918-0095380 and Scrivener's Affidavit in Instrument Number 20171219-0129364 (which voids prior Amended and Restated DCCR in Instrument Number 20010817-0089318, amended By-Laws in Instrument Number 20070205-0014894 and Amended and Restated DCCR in Instrument Number 20170808-0081338);
2. Subject to HOA Charter of record in Book 6635, Page 254; Register's Office for Davidson County, Tennessee.
3. Subject to Conveyance of Common Area of record in Book 8485, Page 966, Instrument Number 20110211-0012143 and Instrument Number 20171214-0127541; Register's Office for Davidson County, Tennessee.
4. Subject to Stormwater Detention Agreement of record in Instrument Number 20050218-0018400; Register's Office for Davidson County, Tennessee.
5. Subject to Easement to Comcast of record in Instrument Number 20110930-0075699; Register's Office for Davidson County, Tennessee.

6. Subject to Sanitary Sewer and/or Storm Drainage Easements of record in Book 7121, Page 202; Register's Office for Davidson County, Tennessee.
7. Subject to Easements of record in Book 5589, Page 831, Book 6861, Page 935 and Book 10437, Page 210; Register's Office for Davidson County, Tennessee.
8. Subject to all existing easements and all other matters shown on plat of record in Instrument Number 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument Number 20050406-0038091, Register's Office for Davidson County, Tennessee.
9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1929 Nancy Beth Drive, Madison, TN 37115.

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. Whenever 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 2nd day of March, 2021.

Lee Golden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2021, before me personally appeared Lee Golden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of March, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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