WARRANTY DEED

Karen Johnson Davidson County
Batch# 590935 DEEDWARR
03/12/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210312-0033113

G-SR-21-5152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATTI ROBITAILLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

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)
Leticeia Evette Love	New Owner	
(NAME)	(NAME)	
5152 Southfork Blvd		**063-16-0C-042.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **KEVIN W. DEARE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/ does transfer and convey unto **LETICEIA EVETTE LOVE, A SINGLE WOMAN** 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. 42 on the Plan of A Planned Unit Development (Private Elements), Phase One - Section Two, Hermitage Spring Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 20010703-0070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more details of said unit.

Being the same property conveyed to Kevin W. Deare, an unmarried man by Warranty deed from Anthony Sallee, an unmarried man of record in Instrument No. 20171222-0130613 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 22, 2017.

Kevin W. Deare having since married. Nicole Deare joins in the execution of the Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010703-0070299, as shown in Exhibit A in Instrument Number 20031031-0160338, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001206-0120233, amended in Instrument Nos. 20020130-0013464, 20031006-01477712, 20060703-0078830, 20040226-0022056, 20060815-0100265, and 20141208-0111982, made applicable in 20031031-0150338 and Instrument No. 20160921-0099328, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20010716-0075385, as amended in Instrument Number 20020128-0011789, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20010712-0074536, as amended in Instrument Number 20030808-0115486, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, Page (s) 186, 190 and 194, in the Register's Office for Davidson County, Tennessee.
- Right to Use Water from Spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, page 644, Book 5792, page 649, Book 5916, page 717, Book 6036, page 281, Boo 5826, page 95, Book 5826, page 100, Book 5826, page 105, Book 5916, page 722 and Book 6036, page 274, in the Register's Office for Davidson County, Tennessee.
- Easement Deeds for a Non-Exclusive Easement for Road Purposes and Ingress and Egress to Old Hickory Blvd. of record in Book 6267, Page (s) 296 and 298, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 8007, Page (s) 232, 237 and 240, in the Register's Office for Davidson County, Tennessee.

- Attorney's Certification for Hermitage Springs Estates Homeowners Association, Inc. of record in Instrument No. 20010717-007-5891, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20041110-0135663, Register's Office for Davidson County, Tennessee.
- Right of Ingress and Egress to Cemetery located on or near property.
- Right to use water from spring located on or near the property.
- Easement for the flow if the Cumberland River.
- Restrictions of record as Instrument Number 20090423-0036738 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: **5152 Southfork Blvd, Old Hickory, Tennessee 37138**.

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 10th DAY OF MARCH, 2021.

Kevin W. Deare

Nicole Deare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN W. DEARE, 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 10th of March, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE DEARE, 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 10th of March, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

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

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, VALERIE M. WEBB, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie M. Webb

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

My Commission Expires: 5/25/22