Karen Johnson Davidson County Batch# 597686 DEEDWARR 03/22/2021 03:15:02 PM 2 pgs Fees: $13.00 Taxes: $1,058.20 20210322-0037835 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $286,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2021. Notary Public My commission expires:_____

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Spence Hobson and Janet Claire Tuck	CapStar Bank	**171-02-0A-036.00-CO**
734 Baxter Lane	2002 Richard Jones #300A	
Brentwood, TN 37027	Nashville, TN 37215	

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 HEREBY ACKNOWLEDGED, WE,

Kristina Dickens, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Spence Hobson and Janet Claire Tuck, husband and wife

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 Unit No. 36, on the Condominium Site Plan of Phase 2, Brentwood Villa, of record in Plat Book 6900, Page 185, and in the Master Deed Establishing Brentwood Villa Condominium, of record in Book 6923, Page 943, as amended in Book 7035, Page 115; Book 7101, Page 730, as re-recorded in Book 7143, Page 18; Book 7266, Page 84; Book 7423, Page 574, and Instrument No. 20071022-0124551, all in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kristina Dickens, by Warranty Deed, from Carney G. Allen, dated January 31, 2014, of record in Instrument No. 20140211-0011947, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 6923, Page 943, amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Instrument No. 20071022-0124551, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6923, Page 986, amended in Book 7423, Page 567 and Book 8074, Page 564, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 6900, Page 4, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 8127, Page 666, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6936, Page 895, amended in Book 7998, Page 249 and Book 8267, Page 270, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6385, Page 814, in the Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 5155, Page 164, Book 8127, Page 782, Book 8127, Page 802 and Book 8128, Page 17, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120124-0006661, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5928 Stone Brook Drive, No. 36, Brentwood, TN 37027.

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 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/our hand(s) this 19th day of March, 2021.

X Kristina Dickens
Kristina Dickens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of March, 2021, before me personally appeared Kristina Dickens, 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 19th day of March, 2021.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 21-36
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027