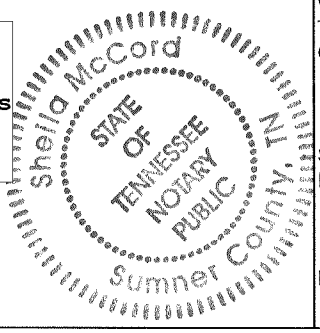
WARRANTY DEED

Karen Johnson Davidson County
Batch# 605843 DEEDWARR
04/05/2021 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210405-0043565



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra Clavijo	Same as New Owner	064120A53000CO
(NAME)	(NAME)	
530 Knapp Farm Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, I/we Jack Ashworth and Linda Ashworth, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Sandra Clavijo, an unmarried woman,, hereinafter called the GRANTEE(S), his/her/their 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. 530, on the Plan of Fox Run, Second Revision-Part of Section 2, and First Revision-Part of Section 1, as established by the Master Deed Establishing a Horizontal Property Regime of Fox Run, of record in Book 5535, Page 713; amended in Book 5895, Page 516; amended in Book 5936, Page 301; amended in Book 6370, Page 817; and as further amended in Book 8510, Page 95, said Register's Office, and as shown on the Plan of record in Book 6250, Page 118, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack Ashworth and Linda Ashworth, husband and wife by Warranty Deed from Joshua Brooks Cater and Annie Faith Cater, tenants in common with rights of survivorship, dated 09/05/2019, of record in Instrument 20190910-0091387, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Book 6250, Page 118; Covenants, conditions, easements and restrictions recorded in Book 5535, Page 713, and amended recorded in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, Book 8510, Page 95; Easement of record in Book 8035, Page 646; By-laws of record in Book 4956, Page 590, amended in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100, Instrument 20120620-0053936 and Instrument 20181009-0100048 and Charter of record in Book 5208, Page 188, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 530 Knapp Farm Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 31st day of March, 2021.

Jack Ashworth

Jack Ashworth

Linda Ashworth

Linda Ashworth

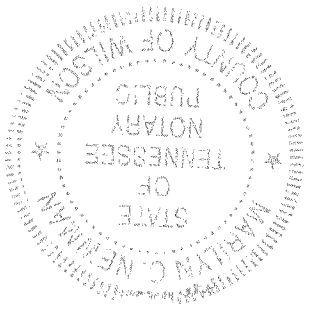
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Ashworth and Linda Ashworth, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of March, 2021.

Notary Public:

My Commission Expires: 5-17-21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

