Karen Johnson Davidson County
Batch# 607197 DEEDWARR
04/06/2021 08:47:30 AM 2 pgs
Fees: $13.00 Taxes: $2,006.88
20210406-0044580

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone

WARRANTY DEED

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, I, **JOHN RUDOLPH, A MARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL JOHN DICKINSON and KYLYNN MARIE DICKINSON, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT A ON THE PLAN OF HOMES AT 624 AND 626 EASTBORO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, (THIS IS A PLANNED UNIT DEVELOPMENT PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 66-27-103(B)), BY RECORDATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 624 AND 626 EASTBORO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO 20200609-0059095, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ANY AND ALL AMENDMENTS THERETO, AND TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TOGETHER WITH ALL OF THE UNDIVIDED APPURTENANT UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS PROVIDED FOR UNDER THE TERMS AND PROVISIONS OF THE AFORESAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 624 AND 626 EASTBORO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, IN THE PERCENTAGES NOW SET, OR AS MAY BE HEREAFTER SET IN ACCORDANCE THEREWITH.

TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS DESIGNED AS APPURTENANT TO UNIT B, IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 624 AND 626 EASTBORO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO JOHN RUDOLPH, MARRIED, BY WARRANTY DEED FROM CITY LIMITS CONSTRUCTION, LLC, DATED JULY 7, 2020, OF RECORD IN INSTRUMENT NO 20200707-0072999, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 624 EASTBORO DRIVE, NASHVILLE, TN 37209.

This was investment property not occupied by Grantor, or any member of Grantors family, as primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of March, 2021.

JOHN RUDOLPH

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOHN RUDOLPH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 31st day of March, 2021.

NOTARY PUBLIC
My commission expires: 1-11-22

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $542,400.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2021.

NOTARY PUBLIC
My commission expires: 1-11-22

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
MICHAEL JOHN DICKINSON
KYLYNN MARIE DICKINSON
624 EASTBORO DRIVE
NASHVILLE, TN 37209

Send Tax Bills To:
Same as owner

Map and Parcel Number(s):
P/O 091 09 0 166.00