Karen Johnson Davidson County
Batch# 612034 DEEDWARR
04/09/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210409-0047795

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of April, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Stamp)

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:
Sue Ellen Curfman	**New Owner**	**171-03-0B-303.00CO**
601 Old Hickory Boulevard, #120		
Brentwood, TN 37027		

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,

Margaret H. Sanford and Charles T. Sanford, wife and husband

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

Sue Ellen Curfman, an unmarried woman

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. 65 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg of record in Plat Book 9700, Page 957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret H. Coffman, a single person, and Charles T. Sanford, a single person, by Warranty Deed, from Gentry B. Belew and Amy J. Belew, husband and wife, dated May 12, 2016, of record in Instrument No. 20160517-0049151, Register's Office for Davidson County, Tennessee. Margaret H. Coffman, a single person, and Charles T. Sanford, a single person, having since married; Margaret H. Coffman is now known as Margaret Sanford.

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.
Restrictive covenants contained in an instrument of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850, Book 10453,
Page 931 and Book 10694, Page 541 and DCCR's for Townhomes in Book 10126, Page 435, amended in Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000719007055 8, Instrument No. 20050705-00676596, Instrument No. 20191127-0122852, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539. By-Law for Townhomes in Book 10126, Page 486, Book 10275, Page 959, Book 11550, Page 554, Instrument No. 20150102-0000219, Instrument No. 20191127-0122853, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 11201, Page 713, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 11201, Page 790, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 8920, Page 40, in the Register's Office for Davidson

County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.
Restriction of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee.
Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee.
Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 11753, Page 208, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109635, in the Register's Office for Davidson County, Tennessee.
Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000516-0049387, in the Register's Office for Davidson County, Tennessee.
Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 920 and Book 10584, Page 134, 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 601 Old Hickory Boulevard, #120, 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 7th day of April, 2021.

Margaret H. Sanford

Charles T. Sanford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Margaret H. Sanford and Charles T. Sanford, wife and husband,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2021.

Notary Signature
My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 21-174
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

