Karen Johnson Davidson County
Batch# 612720 DEEDWARR
04/12/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20210412-0048146

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-10-2022
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022

W-SB-VRES-21-1829

**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) |
|---|---|---|
| **Lee Ann Dekker** | Lee Ann Dekker | |
| (NAME) **1829 Shaylin Loop** | (NAME) 626 Firefox Dr | **173-05-0A-154.00-CO** |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) Brentwood TN 37027 | |
| (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, **WILLIAM S. CALDWELL AND WIFE, PAM F. CALDWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEE ANN DEKKER,** 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 154 on the Plan of Barnes Crossing, Planned Unit Development, Phase 1, according to plat and survey appearing of record in Master Deed in Instrument Number 20050721-0084791, and amended in Instrument Number 20051114-0136938, 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 William S. Caldwell and wife, Pam F. Caldwell by Warranty Deed from David Saunders, married of record in Instrument No. 20141103-0101014 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 3, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters as shown on the P.U.D. Boundary Plat of record in Instrument No. 20050128-0010427, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Barnes Crossing, Phase One and By-Laws appended thereto of record in Instrument Number 20050721-0084791, as re-recorded to add Phase Number in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938, Instrument No. 20071227-0147998 and Book 6791, Page 479, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Instrument Number 20050811-0095171 and Instrument Number 20050721-0084791, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20181210-0120117, and Instrument No. 20190320-0025476,, 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: **1829 Shaylin Loop, Antioch, Tennessee 37013**.

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 9th DAY OF APRIL, 2021.

William S. Caldwell by John Gleaves
Attorney in Fact

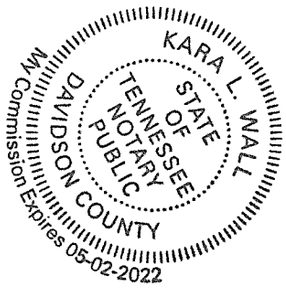
Pam F. Caldwell by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM S. CALDWELL AND PAM F. CALDWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM S. CALDWELL AND PAM F. CALDWELL.

Witness my hand and official seal, this the 9th of April, 2021.

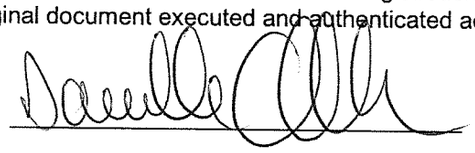
Notary Public
My Commission Expires:
(SEAL)




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

## True Copy Certification

I, Danielle Chandler, 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.

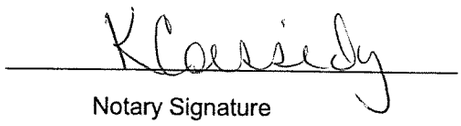


State of Tennessee

County of Williamson

Kathryn M. Cassidy

Personally appeared before me, _____ (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Signature

My commission Expires: _____

Notary Seal

