Karen Johnson Davidson County
Batch# 627283 DEEDWARR
05/03/2021 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20210503-0058728

#36193

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to me on April 22, 2021.

Notary Public

My Commission Expires: October 2, 2023

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24600.2021

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
RayLee Culver and wife, Margaret M. Herrera 101 Chitwood Court Old Hickory, TN 37138	Cardinal Financial 3701 Arco Corporate Dr. Suite 200 Charlotte, NC 28273	063 16 O B 187.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Richard N. Dooley and wife, Jamie K. Dooley, (hereinafter called "Grantors"),** have bargained and sold, and by these presents do transfer and convey unto **RayLee Culver and Margaret M. Herrera, wife and wife, (hereinafter**

called "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 269 on the Plan of Hampton Park (formerly known as Chitwood Downs) of record in Book 6900, Page 405, as amended in Book 6900, Pages 550, 551 and 552, as corrected and amended in Book 7462, Page 445 and in Book 8181, Page 112, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Richard N. Dooley and Jamie K. Dooley, husband and wife, by Deed dated December 30, 2016 from Timothy W. Lankford, married, and being of record in Instrument Number 20170103-0000163, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment thereof when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Chitwood Downs Boundary Plat of record in Plat Book 6900 Page 405; Plat of Chitwood Downs, a Planned Unit Development of record in Plat Book 6900 Pages 550-552, Correction in Book 7462 Page 445; Surveyor's Certificate of Correction of record in Book 8110 Page 401, Amendment to Plat of Chitwood Downs (subdivision name change) of record in Book 8181, Page 112, said Register's Office.
4. Charter of Chitwood Downs Homeowners Association, Inc. of record in Book 7431, Page 204, said Register's Office.
5. Charter of Hampton Park of record in Book 8517, Page 762, and as amended in Book 8833, Page 216, said Register's Office.
6. Quitclaim Deed to Hampton Park Homeowners Association, Inc. (formerly Chitwood Downs Homeowners Association) for open spaces of record in Book 8207, Page 276, said Register's Office.
7. Surveyors Certificate of Correction of record in Book 7462, Page 445, (subdivision name change) and Book 8110, Page 401, said Register's Office.
8. Easements for sanitary sewer and/or storm drainage conveyed to Metro Government of record in Book 11030, Pages 740, 743 and 785, said Register's Office.
9. Subject to Perpetual Easement for water pipeline of record in Book 7489, Page 515, said Register's Office.
10. Perpetual Easement for underground water and sewer pipeline of record in Book 7460, Page 930, said Register's Office.
11. Ingress/Egress Easement of record in Book 8739, Page 991, said Register's Office.
12. Easement for public utilities of record in Book 8657, Page 179, said Register's Office.

13. Easement conveyed First Suburban Utility District of Davidson County, TN of record in Book 8007, Page 235, said Register's Office.
14. Deed of conveyance of record in Book 8951, Page 797, said Register's Office.
15. Deed of Flowage Easement conveyed U.S.A. Flood Cheatham Lock and Dam Project of record in Book 2247 Page 75, said Register's Office.

This property is known as improved property located at 101 Chitwood Court, Old Hickory, Tennessee 37138.

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, their heirs and assigns, forever, and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, 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.

Executed on this 22nd day of April, 2021.

Richard N. Dooley

~~Jaime~~ Jamie K. Dooley

State of Colorado
County of Garfield

Personally appeared before me, the undersigned, Notary Public of said County and State, Richard N. Dooley, 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.

Witness my hand and official seal on April 22, 2021.

Notary Public

My Commission Expires: NOV 26. 2022

ROSA LOPEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184045252
MY COMMISSION EXPIRES NOV 26, 2022

State of Colorado
County of Garfield

Personally appeared before me, the undersigned, Notary Public of said County and State, ~~Jaime~~ Jamie K. Dooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on April 22, 2021.

Notary Public

My Commission Expires: NOV 26 2022

ROSA LOPEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184045252
MY COMMISSION EXPIRES NOV 26, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

