Karen Johnson Davidson County
Batch# 628838 DEEDWARR
05/04/2021 01:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63
20210504-0059704

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 6, 2021

T-SB-BR-21-5112

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)
Kathryn Elizabeth Sutton **David Norwood DuVall**	New owner	
(NAME) **5112 Ander Drive**	(NAME)	**181-10-0E-084.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **LORI LEE DOWLING-FELT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN ELIZABETH SUTTON, AN UNMARRIED WOMAN AND DAVID NORWOOD DUVALL, A MARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Phase One, Section Two, High Point, of record in Plat at Instrument No. 20110620-0047097, 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 Lori Lee Dowling-Felt, unmarried by Warranty deed from Bethany Hart, formerly known of record as Bethany Walters, and Jake Hart, wife and husband of record in Instrument No. 20191108-0115836 Register's Office for Davidson County, Tennessee, dated November 07, 2019 and recorded on November 08, 2019.

This conveyance is subject to:
• Taxes for the year 2021 and thereafter, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat at Instrument No. 20110620-0047097, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for High Point with By-Laws appended thereto, of record in Instrument Number 20110603-0042709 as amended by Instrument No. 20120119-0005431and amended Instrument No. 20170811-0082700, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Charter of High Point HOA of record in Instrument Number 20100113-003233, in the Register's Office for Davidson County, Tennessee.
• Subject to a Non-Exclusive Easement crossing a portion of Highpoint Investors, LLC, property shown in vesting Deed of record in Instrument Number 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20090309-0020470, in the Register's Office for Davidson County, Tennessee.
• Easements for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument Number 20090309-0020488 and Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-0027742, in the Register's Office for Davidson County, Tennessee.
• Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record in

Instrument Number 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-0027748, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20170921-0096817, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5112 Ander Drive, Brentwood, Tennessee 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 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 30th DAY OF APRIL, 2021.

Lori Lee Dowling-Felt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI LEE DOWLING-FELT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that thia is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY