Karen Johnson Davidson County
Batch# 643225 DEEDWARR
05/24/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20210524-0070131

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-SB-EXP-21-5170-127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

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)
Alice Lamonica Whitaker - King	**New Owner**	
(NAME) **5170 Hickory Hollow Pkwy #127**	(NAME) **at property address**	**163 05 0B 206.00**
(ADDRESS) **Antioch, TN 37013**	(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, **ERIC F. M. WINTER AND KAREN R. WINTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALICE LAMONICA WHITAKER - KING, UNMARRIED,** 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 all of Lot No. 191, on the Plan of Exhibit 'A' Master Deed Lot Layout (Private Element) Phase V, Mill Park (Formerly Hickory Hollow Town Homes), as shown by plat appearing of record in Instrument Number 20050131-0011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eric F. M. Winter and Karen R. Winter, husband and wife, by Warranty Deed from Walter Wakwe, married, of record in Instrument No. 20160726-0076765, in the Register's Office of Davidson County, Tennessee, dated July 22, 2016 and recorded on July 26, 2016.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Hollow Townhomes, as recorded in Plat Book 9700, Page(s) 538.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425, amended in Book 11167, Page 757 and Instrument No. 20141231-0119109; Supplement to the Declaration recorded in Instrument No. 20050131-0011265; Assignment of Declarant's Rights recorded in Instrument No. 20051128-0143119; Parking Rules recorded in Instrument No. 20080304-0021743 and Architectural change request procedure recorded in Instrument No. 20110208-0011084.
- Easement for Ingress and Egress, recorded in Book 11378, Page 991.
- Easement for Right of Way, recorded in Instrument No. 20170206-0012426.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 10506, Page 278.
- Rules and Regulations recorded in Instrument No. 20140902-0079467; Instrument No. 20160223-0017010 and Instrument No. 20161028-0113925.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Pkwy #127, 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 21 DAY OF MAY, 2021.

Eric F.M. Winter by Kate Nyquist as Attorney-In-Fact
Eric F. M. Winter by Kate Nyquist as Attorney-in-Fact

Karen R. Winter by Kate Nyquist as Attorney-In-Fact
Karen R. Winter by Kate Nyquist as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KATE NYQUIST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of ERIC F.M. WINTER and KAREN R. WINTER, and who acknowledged executing the same as the free act and deed of ERIC F. M. WINTER AND KAREN R. WINTER.

Witness my hand and official seal, this the 21st of May, 2021.

Margaret H. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public
My Commission Expires:
(SEAL)

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

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022