Karen Johnson Davidson County
Batch# 648405 DEEDWARR
06/03/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210603-0074318

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210434819

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11966-RR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is grea
for this transfer is: $299,900.00.

Susan Koehler
Affiant

Subscribed and sworn to before me, this 28th day of May, 2021.

Gene R. Hunter 05-27-2021
Notary Public
My Commission Expires: 3-10-2024

Gene R. Hunter
Notary Public, State of Ohio
My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Watson 1427 Winding Creek Drive Nolensville TN 37135	New Owner	Tax Parcel ID No. 188-10-0A-105.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis Koehler and wife, Susan Koehler** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amanda Watson and Diane Watson,** _____ ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Final Plat Subdivision of Carothers Crossing, Phase 2, Section 2, Lots 62-123 of record in Plat at Instrument No. 20070807-0093935, 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 Dennis Koehler and wife, Susan Koehler by Warranty deed from Anna Lynette Chandler, married of record in Instrument No. 20170427-0041317 Register's Office for Davidson County, Tennessee, dated April 24, 2017 and recorded on April 27, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070807-0093935, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, supplemented inInstrument No. 20070821-0099818 and Instrument No. 20080515-0049892, 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

Master Deed Restrictions for Carothers Crossing of record in Instrument Number 20070627-0076581, as amended in Instrument No. 20080515-0049893, in Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit recorded in Instrument No. 20171220-0129697, amended in Instrument No. 20180125-0008094, 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

Declaration of Easement of record in Instrument Number 20140507-0038903, in the Register's Office for Davidson County, Tennessee.
Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070703-0079178 and Instrument No. 20071026-0126493, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070711-0082648, in the Register's Office for Davidson County, Tennessee.
Declaration of Right of Way Easement for a Public Roadway with no restrictions of record in Instrument No. 20070511-0056717 and Instrument No. 20070511-0056718, in the Register's Office for Davidson County, Tennessee.
Access, Drainage, Utilities and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
Easement for pipeline of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
Easement and Memorandum of Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
Trustee's Deed for Common Area of record in Instrument Number 20150831-0087995, in the Register's Office for Davidson County, Tennessee.
Assignment and Assumption of Declarant Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1427 Winding Creek Drive Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 28th day of May, 2021.

Dennis Koehler

Susan Koehler

STATE OF OHIO)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis Koehler and Susan Koehler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2021.

Notary Public
My Commission Expires: 1/8/2024

Gene R. Hunter
Notary Public, State of Ohio
My Commission Expires

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

