Karen Johnson Davidson County
Batch# 661176 DEEDWARR
06/21/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210621-0083445

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210535189**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Jane Wallace Affiant Subscribed and sworn to before me, this 15th day of June, 2021. Notary Public My Commission Expires: May 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane Wallace 7712 Poplar Ridge Drive Nashville TN 37221	new owner	Tax Parcel ID No. 141-06-0A-030.00-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, **Jacob B. Handy and Emily Bills Handy f/k/a Emily G. Bills, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jane Wallace, single woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Revised Section One, Poplar Ridge of record in Plat Book 7900, Page 150, and revised in Book 7900, Page 206, and corrected in Book 8292, Page 973, 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 Jacob B. Handy, an unmarried man, and Emily G. Bills, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Theresa Agius-Cowden and Johnny R. Cowden, wife and husband of record in Instrument No. 20160624-0064607 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 24, 2016.

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 in Plat Book 7900, Page 150, as revised in Book 7900, Page 206 as corrected in Book 8292, Page 973, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8113, Page 105, 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.

HOA By-Laws of record in Book 8113, Page 116, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8232, Page 501, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Book 9081, Page 74, in the Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley District of record in Book 8292, Page 973, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7712 Poplar Ridge Drive Nashville TN 37221

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 have executed this instrument on this 15th day of June, 2021.

Jacob B. Handy

Emily Bills Handy f/k/a Emily G. Bills

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob B. Handy and Emily Bills Handy f/k/a Emily G. Bills, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2021.

Notary Public
My Commission Expires: 3-13-2022

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

Certificate of Authenticity

I, STACEY ANDREWS, 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 KENTUCKY

County of FAYETTE

Personally appeared before me, Stacey Andrews, a notary public for this county and state, Kim Rouse who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-1-21.

Notary's Seal (If on paper)

COMMONWEALTH OF KENTUCKY
UNITED WE STAND
DIVIDED WE FALL

KIM ROUSE
Notary Public, Kentucky
State At Large
My Commission Expires
July 1, 2021
Notary ID# 581470