Karen Johnson Davidson County
Batch# 661282 DEEDWARR
06/21/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210621-0083594

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

CaNesha Katrice Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
CaNesha Katrice Gordon	New Owner at	44-15-C-34CO
(NAME)	(NAME) Property address	
2005 Village Park Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211321

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sarah Link, a single woman and Rebecca D. Link and Christopher Link, wife and husband** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CaNesha Katrice Gordon, an unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Final Plat Village Green-Phase 1 of record in Instrument No. 20170118-0005633, Surveyor's Certificate of Correction in Instrument Nos. 20170217-0016822 and 20170221-0017509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Sarah Link, a single woman and Rebecca D. Link and husband, Christopher Link by Warranty Deed from Village Green of Old Hickory, LLC, dated May 3, 2019 and filed of record in Instrument No. 20190507-0042598, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument No. 20170726-0075680; amended in Instrument No. 20171003-0101319, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Declaration of Restrictions and Covenants for storm water facilities and systems, appearing of record in Instrument Nos. 20151008-0102842 and 20190517-0046691.

Unimproved ☐

This is improved ☒ property, known as 2005 Village Park Circle, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of June, 2021

Sarah Link

Rebecca D. Link

Christopher Link

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Link, Rebecca D. Link and Christopher Link, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of June, 2021.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Dawn Cheri Mason, 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.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022