WARRANTY DEED

Karen Johnson Davidson County
Batch# 663725 DEEDWARR
06/24/2021 10:20:53 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20210624-0085588

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Karen Bonell
Affiant

SUBSCRIBED AND SWORN TO ME ON 15TH DAY OF JUNE, 2021.

Briana Gage
Notary Public

MY COMMISSION EXPIRES:

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1516

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
John Uebbing and Kristina Uebbing	new owner	040 09 0A 011.00
2616 Houston Lane		
Whites Creek, TN 37189		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEONARD W. SENNISH AND JUDITH W. SENNISH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN UEBBING (PHILIP) AND KRISTINA UEBBING (JOAN), HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat: Whites Creek Manor, R-15 Cluster Lot Subdivision of record in Plat at Instrument No. 20061130-0148061, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

BEING the same property conveyed to Leonard W. Sennish and Judith A. Sennish, husband and wife by Warranty Deed from Jason Wilkerson, a married man, dated August 6, 2018, recorded on 08/08/2018, in Instrument No. 20180808-0078143, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSB-VRES-21266

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat of record at Instrument No. 20061130-0148061, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20060207-0015018, amended at Instrument No. 20060726-0089887, 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.

4. Bylaws of record at Instrument No. 20060207-0015017, said Register's Office.

5. Articles of Incorporation/Charter for HOA of record at Instrument No. 20060207-0015016, said Register's Office.

6. Easement for Ingress/Egress of record in Book 8672, page 159, and Book 8672, page 163, said register's Office.

7. Storm Water Drainage Agreement of record at Instrument No. 20051219-0151571, said Register's Office.

8. Order to relocate cemetaries and graves of record at Instrument No. 20060804-0095656, said Register's Office.

This is improved property known as 2616 Houston Lane, Whites Creek, TN 37189

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/or 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/or 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 our/my hand on the 15th day of June, 2021.

Leonard W. Sennish

Judith W. Sennish

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Leonard W. Sennish and Judith W. Sennish, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 15th day of June 2021.

Notary Public
My Commission expires:

