Karen Johnson Davidson County
Batch# 666829 DEEDWARR
06/28/2021 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,218.15
20210628-0087375

# WARRANTY DEED

MEGAN DU PRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

O-SB-CBB-21-06124

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (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) |
|---|---|---|
| **Carolyn Reed and Edmund Turnley, III** | New Owner | |
| (NAME) | (NAME) | **160-16-0B-024-00-CO** |
| **6124 Brentwood Chase Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027-4443** | | |
| (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, **DEREK M. GRIFFITH, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLYN REED AND EDMUND TURNLEY, III, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Revision One, Section One, Brentwood Chase, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 936 through 941, inclusive, 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 Derek M. Griffith by Warranty deed from Susan Lozanov and Emmanuel Lozanov of record in Instrument No. 20160524-0051847 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 24, 2016.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 9700, pages 653 and 654, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants and Restrictions of record in Book 11388, Page 52, 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798, Instrument No. 20000831-0086366, and Corrective Amendment to Declaration recorded in Instrument No. 20150109-0002674, Instrument No. 20020515-0059485 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.
- By-Laws of record in Book 11388, Page 71, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Charter of Brentwood Chase Community Association of record in Instrument Number 20000524-0051842, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of amenities area of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 11388, Page 52, Book 11388, Page 89, Instrument No. 20010614-0062687, Instrument No. 20010614-0062686, Instrument No. 20010614-0062685, Instrument No. 20000531-0053797, Instrument No. 20000531-0053798, Instrument No.

20000831-0086366, Instrument No. 20030814-0116886, Instrument No. 20030829-0126085, Instrument No. 20030912-0134317, Instrument No. 20030924-0141511, Instrument No. 20031031-0160434, Instrument No. 20031118-0168303 and Instrument No. 20031217-0180088, all being of record in the Register's Office for Davidson County, Tennessee.

- Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
- Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 11115, page 281 and 286, Register's Office for Davidson County, Tennessee.
- Fines of record in Instrument Number 20161020-0111124 and Abatement Violations recorded in Instrument No. 20161020-0111125, in the Register's Office for Davidson County, Tennessee.
- Reservations of oil, gas and minerals of record in Instrument Number 20100528-0041384, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6124 Brentwood Chase Drive, Brentwood, Tennessee 37027-4443**.

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 25th DAY OF JUNE, 2021.

Derek M. Griffith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK M. GRIFFITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

# True Copy Certificate of Authenticity

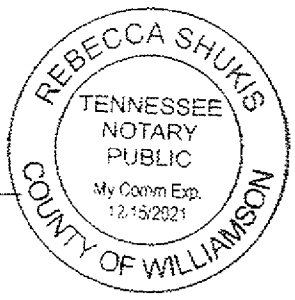
I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021