This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12503-AP

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 667088 DEEDWARR
06/29/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20210629-0087700

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $344,000.00.

Affiant

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

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

Notary Public
My Commission Expires: 5-9-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eden Dearman 682 Bristol Creek Dr. Nashville, TN 37221	New owner	142-07-0J-682-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert S. Carother, an unmarred man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eden Dearman**, unmarried hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Lot No. 20, #682 Bristol Creek Drive, together with the appurtenant common elements of Bristol Creek Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument No. 20171228-0131735; as amended in Instrument No. 20180301-0019441; and in Instrument No. 20190607-0054760, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Lot being depicted on the site plan attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property, co-owners and tenants of Bristol Creek Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Lot, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Lot.

Being the same property conveyed to Robert S. Carothers, an unmarried man by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company, dated November 1, 2019, recorded November 4, 2019, of record in Instrument No. 20191104-0113766, Register's Office for Davidson County, Tennessee.

This is improved property located at: **682 Bristol Creek Drive, 682, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2021.

GRANTOR:

Robert S. Carothers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert S. Carothers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of June, 2021.

Notary Public
My Commission expires: 11-6 2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-28-2021 (date of document).

E Prophet

Affiant Signature

6.28.2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2021

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: 7/5/2021

Notary's Seal

