Karen Johnson Davidson County
Batch# 675326 DEEDWARR
07/12/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.95
20210712-0093485

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day July 2021.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eileen P Cox	Eileen P. Cox	181110C03000CO
(NAME)	(NAME)	
8310 Rossi Road	P.O. Box 3211	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37024	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Jacqueline Ponting, and unmarried person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eileen P Cox**, unmarried hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 278 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, Covenants, conditions, easements and restrictions of record in Instrument No. 20050922-0114218, Fourth Supplemental Declaration (Annexing Phase 5) of record in Instrument No. 20071129-0138690, Correction Scrivener's Affidavit of record in Instrument No. 20071213-0143550, Fourth Supplemental Declaration (Annexing Part of Phase 5) of record in Instrument No. 20080226-0018882, Amendment Declaration of record in Instrument No. 20061228-0160255, and Covenants, conditions, easements and restrictions of record in Instrument No. 20050914-0110829, Owner's Certification for Declaration of Covenants, Conditions, and Restrictions for Centex at Concord of record in Instrument No. 20060317-0030953, Amendment Declaration of record in Instrument No. 20061228-0160254, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jaqueline Ponting, an unmarried person by Warranty Deed from John Albert and wife, Andrea Albert, dated 02/21/2017 and recorded 02/21/2017, of record in Instrument 201702210017426, Register's Office for Davidson County, Tennessee.

This conveyance subject to Covenants, conditions, easements and restrictions recorded in Instrument 200509140110829, Owner's Certification for Declaration of Covenants, Conditions, and Restrictions for Centex at Concord of record in Instrument 200603170030953, Amendment Declaration of record in Instrument 200612280160254, Covenants, conditions, easements and restrictions recorded in Instrument 200509220114218, Fourth Supplemental Declaration (Annexing Phase 5) of record in Instrument 200711290138690, Correction Fourth Supplemental Declaration (Annexing Phase 5) of record in Instrument

200803180027346, Correction Scrivener's Affidavit of record in Instrument 200712130143550, Fourth Supplemental Declaration (Annexing Part of Phase 5) of record in Instrument 200802260018882, Amendment Declaration of record in Instrument 200612280160255, Grant of Transmission Line Easement of record in Book 4425, Page 568, Stormwater Detention Agreement of record in Instrument 200512190151949, Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200705090055790, Agreement for Dedication of Easement of record in Instrument 200710230125249, Articles of Amendment to the Charter of record in Instrument 200812190121383, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8310 Rossi Road, Brentwood, TN 37027

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 7 day July 2021.

Jacqueline Ponting

Jacqueline Ponting

State of Kentucky
County of McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Ponting, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of July, 2021.

Chase D #585741

Notary Public:
My Commission Expires: August 18, 2021

CHASE DENSON
Notary Public
Kentucky – State at Large
My Commission Expires Aug 18, 2021

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 July 9, 2021.

Affiant Signature

July 9, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 9th day of July, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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