Karen Johnson Davidson County
Batch# 675971 DEEDWARR
07/13/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20210713-0094196

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

MJ-VRES-21-1008

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)
Nina Johnson and Alexander Maier	**NEW OWNER**	
(NAME)	(NAME)	**160-12-0-190.00**
1008 Manor Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **GLENN THOMAS CARSON AND MARY LESLIE BUICE CARSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NINA JOHNSON AND ALEXANDER MAIER, 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. 227 on the Plan of Revised Phase 6, Hearthstone of record in Plat Book 6900, Page 254, 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 Glenn Thomas Carson and Mary Leslie Buice Carson, husband and wife by Warranty deed from Gregory Lee Cowan and Christine Ellen Courtney Cowan, husband and wife of record in Instrument No. 20060724-0088786 Register's Office for Davidson County, Tennessee, dated July 05, 2006 and recorded on July 24, 2006.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 6250, Page 994, re-recorded in Plat Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5409, Page 485 amended in Book 6424, Page 839; Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230; Book 6917, Page 575; Book 7053, Page 982; Book 7393, Page 749; Book 7398, Page 907; Book 7403, Page 563; Book 9945, Page 958; Book 11404, Page 149 and Book 11749, Page 481, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5409, Page 485 and Book 6917, Page 575, in the Register's Office for Davidson County, Tennessee.
- Charter of Hearthstone Common Facilites Association, Inc. of record in Book 6995, Page 646, in the Register's Office for Davidson County, Tennessee.
- Charter for Hearthstone Homeowner's Association of record in Book 6437, Page 852, Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7403, Page 568, amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6499, Page 739; Book 6582, Page 158 and Book 7393, Page 746, in the Register's Office for Davidson County, Tennessee.
- Driveway Easement Grant of record in Book 7429, Page 554, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 8127, Page 706 and Book 8127, Page 745, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1008 Manor Court, Brentwood, Tennessee 37027**.

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 12th DAY OF JULY, 2021.

Glenn Thomas Carson

Mary Leslie Buice Carson

Mary Leslie Buice, Carson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN THOMAS CARSON, 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 12th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LESLIE BUICE, CARSON, 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 12th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 12, 2021.

Signature
Date: July 12, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 12th day of July, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD