Karen Johnson Davidson County
Batch# 680244 DEEDWARR
07/20/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20210720-0097511

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635913

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is: $679,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 16th day of July, 2021.

Notary Public
My Commission Expires: 11.22.2023

KINA SCOTT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Rhoton and Tess Rhoton	New Owner	Tax Parcel ID No.
2224 Harding Place		130 08 0H 003.00
Nashville TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia Tarkington Baka, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Rhoton and Tess Rhoton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2224, as shown on the map entitle Canebrook Condominium, of record in Plat Book as Instrument No. 20010606-0058936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate legal description.

Being the same property conveyed to Virginia Tarkington Baka, by QuitClaim Deed from David W. Baka and Virginia T. Baka, Co-Trustees of The Baka Living Trust, as divorced persons, of record in Instrument No. 20170503-0043999, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017 and recorded on May 3, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision - Lots of 15 & 16 Westhaven, as recorded in Instrument No. 20000615-0059907.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Canebrook Condominium of record in Instrument No. 20010606-0058936, as amended by instrument(s) of record in Instrument No. 20010911-0098568; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5185, Page 645.

Easement for Water Mains and Appurtenances, recorded in Book 7586, Page 402.

Easement for the flow of the waters of the unknown river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the unknown river (or creek), free from diminution or pollution.

This is improved property located at 2224 Harding Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of July, 2021.

Virginia Tarkington Baka _____

Virginia Tarkington Baka

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

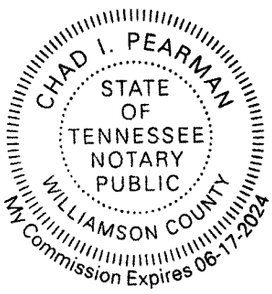
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia Tarkington Baka, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2021.

_____

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Renee Suth, 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

7.16.2021.

Date

Affiant Signature

7.15.2021

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)

