WARRANTY DEED

Karen Johnson Davidson County
Batch# 708909 DEEDWARR
09/01/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $880.60
20210901-0118160

Y-HT-21-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024 (AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Keyauna Denaye Ussery	New Owner	
(NAME)	(NAME)	**043-10-0C-057.00-CO**
314 McKenzie Pass		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **HANNAH NICOLE TYLER, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEYAUNA DENAYE USSERY, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 57 on the plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah Nicole Tyler, a single woman by Warranty deed from KVR Homes, LLC of record in Instrument No. 20181018-0103453 Register's Office for Davidson County, Tennessee, dated October 17, 2018 and recorded on October 18, 2018.

Subject property having never been said grantors marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a horizontal property regime with private elements of record in Instrument No. 20070213-0018434, and in Instrument No. 20160115-0004365, Register's Office for Davidson County, Tennessee.
- Easement to Madison Suburban Utility District of record in Book 2991, Page 287, in the Register's Office for Davidson County, Tennessee.
- Easement to Bellsouth of record in Instrument No. 20070521-0060525, in the Register's Office for Davidson County, Tennessee.
- Easement and Maintenance Agreement of record in Instrument No. 20100317-0020036, in the Register's Office for Davidson County, Tennessee.
- Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6193, Page 129, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060526-0062409, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20060526-0062495, in the Register's Office for Davidson County, Tennessee.
- Easement Grant and Agreement to Remove House of record in Instrument No. 20051129-0143579, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 1196, Page 207, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 8870, Page 845, in the Register's Office for Davidson County, Tennessee.
- Notice of Interest in Real Estate of record in Instrument Number 20160115-0004365, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8358, Page 65, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenance of record in Instrument Number 20060727-0091055, in the Register's Office for Davidson County, Tennessee.
- Bixler Farms Townhomes Corporation Rules & Regulations of record in Instrument Number 20161006-0106099 and Affidavit 201809040087251, 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: **314 McKenzie Pass, Madison, Tennessee 37115**.

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 27th DAY OF AUGUST, 2021.

Hannah Nicole Tyler

Hannah Nicole Tyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH NICOLE TYLER, 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 27th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/27/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/27/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** August **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM