# WARRANTY DEED

Karen Johnson Davidson County
Batch# 709897 DEEDWARR
09/03/2021 01:13:08 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210903-0118953

JM-CC-21-2313-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

**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) |
|---|---|---|
| **Hacina King** | **Carrington Mortgage Services, LLC** | |
| (NAME) | (NAME) | **058-09-0A-102.00-CO** |
| **2313 Hockett Drive** | **P.O. Box 692408** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | **San Antonio, TX 78269-2408** | |
| (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, **SHANDA R. BROWN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HACINA KING, UNMARRIED,** 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 Lot No. 94 on the Plan of Creekside Trails, Phase 4 of record in Plat at Instrument No. 20050405-0037383, 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 Shanda R. Brown, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050908-0108174 Register's Office for Davidson County, Tennessee, dated August 30, 2005 and recorded on September 08, 2005.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat at Instrument No. 20000426-0041282 and as amended in Instrument No. 200020709-0082562, and Instrument No. 20050405-0037383, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20000915-0092002, as amended in Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372 and Instrument No. 20061120-0143523, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument Number 20141218-0115782, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10871, Page 532 and Instrument No. 20011126-0128291, in the Register's Office for Davidson County, Tennessee.
- Assignment and Assumption of Declarant Right and Obligations of record in Instrument Number 20041229-0153373, in the Register's Office for Davidson County, Tennessee.
- Water Easement of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.
- Sewers Easement of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Instrument Number 20001011-0100954 and Instrument No. 20031010-0150887, 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: **2313 Hockett Drive, Nashville, Tennessee 37218**.

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 31st DAY OF AUGUST, 2021.

Shanda R. Brown

Shanda R. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANDA R. BROWN, 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 31st of August, 2021.

Notary Public
My Commission Expires: 5·2·2022
(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