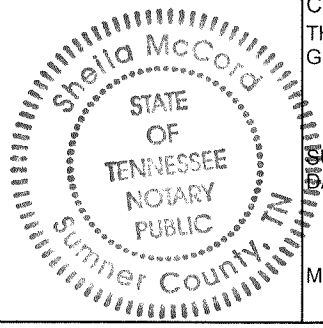
Karen Johnson Davidson County
Batch# 717468 DEEDWARR
09/16/2021 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210916-0124369

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Sept, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(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
AH4R TN Properties Two, LLC	AH4R TN Properties Two, LLC	053140A01500CO
(NAME) 23975 Park Sorrento #300	(NAME) 23975 Park Sorrento #300	
(ADDRESS) Calabasas, CA 91302	(ADDRESS) Calabasas, CA 91302	
(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 **David Quay, an unmarried man and Lindsey Quay, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AH4R TN Properties Two, LLC, a Delaware Limited Liability Company**, 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 Lot No. 15 on the Plan of Final Plat of the Woods of Neeley's Bend, Phase 1 - "First Revision", a Planned Unit Development, of record in Plat Book 9700, Page 928, and revised in Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a more complete and accurate description.

Being the same property conveyed to David Quay and Lindsey Quay, husband and wife by Warranty Deed from Isaac X. Wood, married man, dated 12/14/2018 and recorded 12/18/2018, of record in Instrument 201812180122732, Register's Office for Davidson County, Tennessee. The said David Quay and Lindsey Quay having since divorced and are now each unmarried.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 928 and revised in Plat Book 9700, Page 997, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 8026, Page 305 and Book 8047, Page 243 and Amendment Declaration of record in Instrument 201707200073719, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 11527, Page 304 and Amendment Declaration of record in Instrument 200503180029990, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of Easements of recorded in Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, Book 8081, Page 815, Book 8081, Page 818, Book 11213, Page 464, Book 11213, Page 467 and Book 11213, Page 470, Register's Office for Davidson County, Tennessee; First Amendment to Bylaws of Whitworth Homeowners Association of record in Instrument 200208120097386, 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 ☒ 709 Comanche Court, Madison, TN 37115
(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 10th day of September, 2021.

X Lindsey Quay by Lindsey Quay
As Attorney In Fact **Date:** 9/10/21
David Quay
By: Lindsey Quay, Attorney-In-Fact

X Lindsey Quay
Lindsey Quay

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsey Quay, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument on behalf of David Quay, by a Power of Attorney duly executed and filed for record at Instrument Number 20210916012436, as his free act and deed, who acknowledge that she executed the same for the purposes therein contained.

Witness my hand and Official seal this 10th day of September, 2021.

Notary Public:
My Commission Expires: 3/21/22

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsey Quay, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of September, 2021.

Notary Public:
My Commission Expires: 3/21/22

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1386398
Warranty Deed TN

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 September 10, 2021

Tracey Trumphour
Affiant
Date: 9-10-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY