WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th September 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

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
Dee Ann Scott	NEW OWNER	181110C03000CO
(NAME)	(NAME)	
8310 Rossi Road		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Eileen P Cox, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **DeeAnn Scott, unmarried,** 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 Unit 278 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, Covenants, conditions, easements and restrictions of record in Instrument No. 20050922-0114218, Fourth Supplemental Declaration (Annexing Phase 5) of record in Instrument No. 20071129-0138690, Correction Scrivener's Affidavit of record in. Instrument No. 20071213-0143550, Fourth Supplemental Declaration (Annexing Part of Phase 5) of record in Instrument No. 20080226-0018882, Amendment Declaration of record in Instrument No. 20061228-0160255, and Covenants, conditions, easements and restrictions of record in Instrument No. 20050914-0110829, Owner's Certification for Declaration of Covenants, Conditions, and Restrictions for Centex at Concord of record in Instrument No. 20060317-0030953, Amendment Declaration of record in Instrument No. 20061228-0160254, to which Plan reference is hereby made for a more complete and accurate description thereof.
Being the same property conveyed to Jaqueline Ponting, an unmarried person by Warranty Deed from John Albert and wife, Andrea Albert, dated 02/21/2017 and recorded 02/21/2017, of record in Instrument 201702210017426, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eileen P. Cox, unmarried by Warranty Deed from Jacqueline Ponting, and unmarried person, dated 07/07/2021 and recorded 07/12/2021, of record in Instrument 202107120093485, Register's Office for Davidson County, Tennessee.

This conveyance subject to Covenants, conditions, easements and restrictions recorded in Instrument 200509140110829, Owner's Certification for Declaration of Covenants, Conditions, and Restrictions for Centex at Concord of record in Instrument 200603170030953, Amendment Declaration of record in Instrument

Karen Johnson Davidson County
Batch# 719155 DEEDWARR
09/17/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,208.05
20210917-0125224

202109170125224

200612280160254, Covenants, conditions, easements and restrictions recorded in Instrument 200509220114218, Fourth Supplemental Declaration (Annexing Phase 5) of record in Instrument 200711290138690, Correction Fourth Supplemental Declaration (Annexing Phase 5) of record in Instrument 200803180027346, Correction Scrivener's Affidavit of record in Instrument 200712130143550, Fourth Supplemental Declaration (Annexing Part of Phase 5) of record in Instrument 200802260018882, Amendment Declaration of record in Instrument 200612280160255, Grant of Transmission Line Easement recorded in Book 4425, Page 568, StormWater Detention Agreement Easement recorded in Instrument 200512190151949, Inspection and Maintenance Agreement for Private StormWater Management Facilities Easement recorded in Instrument 200705090055790, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances Easement recorded in Instrument 200710230125249, Articles of Amendment to the Charter of Villas at Concord Place Homeowners Association of record in Instrument 200812190121383, 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 ☒ 8310 Rossi Road, Brentwood, TN 37027

(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 13th Day September 2021.

Eileen P Cox

Eileen P Cox

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eileen P Cox, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of September, 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 September 13, 2021

Affiant Signature

September 13, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 13th day of September, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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