THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937235**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2021. Notary Public My Commission Expires: 6-9-2024

Kimberly Rogers STATE TENNESSEE NOTARY PUBLIC County of Wilson

WARRANTY DEED

Address New Owner: Ron Bridges 1806 Wild Oaks Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163-07-0A-023.00 CO

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, **Maureen Rose Masters, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald D. Bridges, an unmarried man**, ("Grantee"), his 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 Lot(s) 23 , as shown on the map entitled Ridgeview UDO Phase One, of record as Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MAUREEN GENTRY, by deed from WELDON HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090519-0046108 , dated May 15, 2009 , said Register's Office.

Maureen Gentry having since married and is now known as Maureen Rose Masters.

Robert Masters joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 163-07-0A-023.00 CO.

Matters shown on the Plan of record as Instrument No. 20080603-0056596, said Register's Office.

Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Instrument No. 20080512-0048644; as supplemented in Instrument No. 20120619-0053771; as further amended in Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record Book 6764, page 706 and Book 8757, page 83, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20060809-0097641, said Register's Office.

Karen Johnson Davidson County
Batch# 731752 DEEDWARR
10/08/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20211008-0135313
20211008-0135313

This is improved property located at 1806 Wild Oaks Court Antioch TN 37013

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 27th day of September, 2021.

Maureen Rose Masters

Maureen Rose Masters

Robert Masters

Robert Masters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen Rose Masters and Robert Masters, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

$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 9-27-21.

Tracey Trumphour
Affiant
Date: 9-27-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27th day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY