WARRANTY DEED

Karen Johnson Davidson County
Batch# 749183 **DEEDWARR**
11/04/2021 10:03:14 AM 2 pgs
Fees: $13.00 Taxes: $876.90

20211104-0147525

T-PR-21-4033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/1/23 (AFFIX SEAL)

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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)
Audrey L. Perkins	Ruoff Mortgage	
(NAME)	(NAME)	
4033 Saddlecreek Way	1700 Magnavox way, Suite 220	175-02-0G-058.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Fort Wayne, IN 46804	
(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, **CARMEN D. ROSE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUDREY L. PERKINS, AN 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:

Being all of Unit No. 6506, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040940, and amended in Instrument Number 20190502-0060041, of the Register's Office of Davidson County. Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Carmen D. Rose, an unmarried woman by Warranty deed from Ole South Properties Inc, a Tennessee corporation of record in Instrument No. 20200724-0081672 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 24, 2020.

Being also known as 4033 Saddlecreek Way, Unit 6506 Antioch,Tennessee 37013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20190820-0083637, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941 and also in the Amended and Restated Declaration of Covenants, Conditions and Restriction in Instrument Number 20070920-00112646, Instrument Number 2010122-0143334, Instrument Number 20080710-0071087, Instrument Number20080317-0026338, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20170602-0055284, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759 and Instrument Number 20140207-0011094 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Stormwater Detention Agreement of record in Instrument Number 20060307-0026092, in the Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline Co. of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Co. of record in Instrument Number 20080709-0070604 and Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130102, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, 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: **4033 Saddlecreek Way, Antioch, Tennessee 37013**.

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 3 DAY OF NOVEMBER, 2021.

Carmen D. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARMEN D. ROSE, 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 3rd of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ASHLEY H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212