THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937344

Karen Johnson Davidson County
Batch# 751949 DEEDWARR
11/09/2021 11:20:21 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20211109-0149442

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00

Affiant

Subscribed and sworn to before me, this 5th day of November, 2021.

Notary Public
My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heather Rock 681 Hardin Shire Drive Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064 13 0A 001.00

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, **John Oswald and Jennifer Oswald, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Rock, an unmarried woman**, ("Grantees"), its 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) 1, as shown on the map entitled The Villages at Southfork, of record as Plat Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Oswald and Jennifer Oswald, husband and wife, by Warranty Deed from Richard B. Hodgkinson and wife, Nancy Hodgkinson, of record in Instrument No. 20100603-0042767, dated June 01, 2010 and recorded on June 03, 2010.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villages at Southfork, as recorded in Plat Book 6900, Page(s) 482.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7390, Page 454.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7305, Page 402.

This is improved property located at 681 Hardin Shire Drive Old Hickory TN 37138

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 5th day of November, 2021.

John Oswald

Jennifer Oswald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Oswald and Jennifer Oswald, 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 5th day of November, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023