Karen Johnson Davidson County
Batch# 764526 DEEDWARR
12/01/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211201-0158945

WARRANTY DEED

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 24th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Krista Aron	New Owner	156-05-0A-012.00-CO
(NAME)	(NAME)	
806 Silkwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212751

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Wayne M. Garrison, Jr. and Jennifer Garrison, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Krista L. Aron aka Krista Aron, unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the Davidson County, Tennessee, and described as follows, to-wit

Being Unit No. 12, on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246 and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village PUD of record in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Wayne M. Garrison, Jr. and Jennifer Garrison, husband and wife by Warranty Deed from Chad Dixon and Paola Montes Salgado a/k/a Paola Dixon dated December 7, 2018 and filed of record in Instrument No. 20181214-0121890, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument No 20070507-005445 Instrument No. 20090121-0005246 and addendum at 20090123-006190 as amended in 20161006-0105961 and 20180214-0014615 and also subject to By-Laws of record in Book 20090121-005247 as amended in Instrument No. 20161006-0105962, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

This conveyance is also made subject to:

Subject to a Utility Easement appearing of record in Book 4760, page 840 and Book 8019, page 166, Register's Office for said County.

Subject to a Public Utility Easement appearing of record in Instrument No. 20000510-0047300, Register's Office for said County.

Subject to a Stormwater Detention Agreement appearing of record in Instrument No. 20051219-0151714, Register's Office for said County.

Subject to a Sanitary Sewer Easement appearing of record in Instrument No. 20070829-0103594, Register's Office for said County.

Subject to Inspection and Maintenance Agreement appearing of record in Instrument No. 20070829-0103726, Register's Office for said County.

Subject to a Comcast Easement appearing of record in Instrument No. 20081107-0110815, Register's Office for said County.

Subject to Easement appearing of record in Instrument No. 201004010024501, Register's Office for said County.

Subject to Utilities and Access Easement appearing of record in Instrument No. 20161006-0105960 as corrected in Instrument No. 20200819-0093177, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 806 Silkwood Drive, Nashville, TN 37221
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of November, 2021

Wayne M. Garrison, Jr.

Jennifer Garrison

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wayne M. Garrison, Jr. and Jennifer Garrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of November, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
July 18, 2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/22/2021 (date of document).

Jennifer Russell
Affiant Signature

11/24/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

