Karen Johnson Davidson County
Batch# 765988 DEEDWARR
12/02/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211202-0159654

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138275**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00 Affiant Subscribed and sworn to before me, this 23rd day of November, 2021. Notary Public My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

WARRANTY DEED

Address New Owner: Brian Patrick Paulson and Chelsea Beatrice Paulson 608 Hannah Ridge Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 11 0A 057.00

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, **Andrew L. Bailey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Patrick Paulson and Chelsea Beatrice Paulson, husband and wife**, ("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 No. 28 on the Plan of Section Two Stanford Village of record in Instrument No. 20010226-0017614, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew L. Bailey, an unmarried man, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20020912-0111169, in the Register's Office of Davidson County, Tennessee, dated September 06, 2002 and recorded on September 12, 2002.

Michelle Elizabeth Phillips joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Andrew L. Bailey.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Stanford Village, as recorded in Plat Instrument No. 20010226-0017614.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Stanford Village, as recorded in Plat Instrument No. 200002040012060.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 200002030011283 and Amended in Instrument Nos. 200002280019107, 200003010020280 and Supplemented in Instrument Nos. 20010319-0026310, 20020123-0009420.

Easement for Right of Way, recorded in Book 2739, Page 637; Book 2740, Page 181; Book 4218, Page 425; Book 4229, Page 43 and as Partial Released in Book 11208, Page 14; Book 11263, Page 506.

Easement for Gulf Interstate Gas Transmission Line, recorded in Book 2590, Page 545.

Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 9466, Page 794.

Agreement Regarding Use of Property for Flood Plain Calculations as set forth in instrument recorded in Book 11493, Page 254.

This is improved property located at 608 Hannah Ridge 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 23rd day of November, 2021.

Andrew L. Bailey

Michelle Elizabeth Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew L. Bailey and Michelle Elizabeth Phillips, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/23/21.

Date

Celia Stewart-Rouse

Affiant Signature

11/23/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of NOV, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

