Karen Johnson Davidson County
Batch# 767755 DEEDWARR
12/06/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,124.43
20211206-0161179

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2023

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-102347

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Antaneisha Wilkerson	New owner c/o First Bank	
(NAME) 1438 White Dutch Lane	(NAME) 722 Columbia Ave	182-15-0C-005.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($303,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLAUDIA O'CONNOR, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTANEISHA WILKERSON**, 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:

Land in Davidson County, Tennessee, being Unit 16 of the Townhomes of Clover Glen, Phase 1A Lot 22, a Planned Unit Development, as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Clover Glen, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20100813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No, 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A" to said Declaration appearing in Instrument Number 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and

Instrument No. 20190522-0048424, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Claudia O'Connor, unmarried by Warranty deed from KVR Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191007-0102105, Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1438 White Dutch Lane, Antioch, TN 37013
(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 we do covenant with the said GRANTEES 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 GRANTEES, 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 29th day of November, 2021

Claudia O'Connor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Claudia O'Connor, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29thd day of November, 2021.

Notary Public

My Commission Expires: 6/14/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Maxine Rucker , do hereby make an 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 12/2/2021

Name: Maxine Rucker
Title: Closing Agent
Date: 12/2/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 07/14/2021:

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023