Karen Johnson Davidson County
Batch# 772474 DEEDWARR
12/13/2021 10:14:59 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20211213-0164519

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 8/25/25
(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).:
Michael Jordan	FirstBank	163-05-0B-089.00-CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, #238	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212977

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, **Deborah L. Sandlin, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael Jordan, unmarried man**, 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 Davidson County, Tennessee, and described as follows:

Being Lot No. 89 on the plan of Mill Park, Section One, Phase II, (formerly Hickory Hollow Townhomes) a horizontal property regime (private element) of record in Instrument No. 20000706-0055999, 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 Deborah L. Sandlin, unmarried by Warranty Deed from NVR, Inc. T/A Ryan Homes, a Virginia corporation, dated July 30, 2002 and filed of record in Instrument No. 20020801-0092236, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Mill Park and filed of record in Book 10719-425; amended in Book 11167, page 757; Instrument No. 20010712-0074528; Instrument No. 20011016-0112643 and Instrument No. 20141231-011910; By-Laws amended in Book 1167, page 759; Book 11532, page 288; Instrument No. 20080304-0021743 and Instrument No. 20110208-0011084; Rules and Regulations in Instrument No. 20140717-0063137; Instrument No. 20140902-0079467; Instrument No. 20160223-0017010 and Instrument No. 20161028-0113925, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to an easement to BellSouth Telecommunications appearing of record in Book 11378, page 991, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway, #238, 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 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 10th day of December, 2021

Deborah L. Sandlin

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah L. Sandlin, 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 10th of December, 2021.

Notary Public
My Commission Expires: 3/25/25

