Karen Johnson Davidson County
Batch# 790401 DEEDWARR
01/14/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220114-0005803

WARRANTY DEED

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 THE 10 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.9.2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 9, 2023

DM-TAG-21-1738

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa King and James Rowan	New Owners	
(NAME) 445 Oldenburg Rd	(NAME)	**188 10 0A 307.00**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACHARY CANTERBURY AND HANNAH CANTERBURY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA KING AND JAMES ROWAN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Phase 7, Section 1A, Carothers Crossing of record in Plat at Instrument No. 20200910-0103215, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary Noah Canterbury and Hannah Canterbury, Husband and Wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20211004-0133369, Register's Office for Davidson County, Tennessee, dated October 1, 2021 and recorded on October 4, 2021.

This conveyance is subject to:
• Property taxes for the year 2022 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 7, Section 1A, Carothers Crossing, as recorded in Instrument No. 20200910-0103215.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase 7, Section 1A, Carothers Crossing Condominium of record in Instrument No. 20070627-0076581, as amended by instrument(s) of record in Instrument Nos. 20080515-0049893, 20180125-0008094 with Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690; also subject to easements, rights and interests 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 building thereon.
• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, as amended in Instrument Nos. 20080515-0049892, 20171002-0100689, corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697, and supplemented by Instrument No. 20210625-0086747.
• Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190508-0043213.
• Easement for Right of Way, recorded in Book 3578, Page 491; Book 3611, Page 193; Book 3611, Page 195; Book 3671, Page 353; Book 4588, Page 476, Book 4588, Page 484, Instrument Nos. 20070511-0056717, 20070511-0056718 and 20070511-0056719.
• Easement for Sewer Line, recorded in Book 9975, Page 541.
• Easement for Access, Drainage, Utility and Pedestrian, recorded in Instrument No. 20070119-0007972.
• Easement for Communications, recorded in Instrument No. 20070123-0009057, as assigned in Instrument No. 20140827-0078032.
• Easement for Access, recorded in Instrument No. 20140507-0038903, as supplemented in Instrument No. 20140603-0048042.
• Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20170302-0020826.
• Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances as set forth

in instrument recorded in Instrument No. 20170321-0027273.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1738 Park Terrace Lane, Nolensville, Tennessee 37135**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10 DAY OF JANUARY, 2022.

Zachary Canterbury

Hannah Canterbury by Zachary Canterbury as Attorney-in-Fact

By: as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY CANTERBURY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY CANTERBURY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HANNAH CANTERBURY, and who acknowledged he/she/they executed the same as the free act and deed of the said HANNAH CANTERBURY.

Witness my hand and official seal, this the 10th of January, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Emily Prophet, 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 1-10-22 (date of document).

Affiant Signature

1-10-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10 day of January ~~2021~~ 2022. EP

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

