Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 791098 DEEDWARR
01/14/2022 11:31:09 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20220114-0005971

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-8946

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of January, 2022

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Haley M. Holder 1613 Lincoya Bay Drive Nashville, TN 37214	NEW OWNER	109-05-0D-071.00

WARRANTY DEED

FOR AND IN 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,

Heather B. Cryer, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haley M. Holder, a single 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:

Land in Davidson County, Tennessee, being Unit No. 1613 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712 and Supplementary Declarations of record as Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The casements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit C of the Supplementary Declarations appearing as Instrument No. 20041028-

0129585, said Register s Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Heather B. Cryer (a/k/a Heather Brianna Wall), her heirs Successor, and Assigns by Quitclaim deed from Michael A. Wall (a/k/a Michael Allen Wall) of record in Instrument No. 20180730-0073859 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 30, 2018..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1613 Lincoya Bay Drive, Nashville, TN 37214

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 so 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.

Dated this the 11th day of January, 2022.

Heather B. Cryer

STATE OF Missouri
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Heather B. Cryer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of January, 2022.

CYNTHIA GEORGE
Notary Public-Notary Seal
State of Missouri, Jackson County
Commission #14988525
My Commission Expires June 23, 2022

Notary Public
My Commission Expires: 6-23-2022