THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 794743 DEEDWARR
01/25/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220125-0008856

Return to:
Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1821

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Heidi Spurgeon and Brian Yormack 115 Carriage Court Brentwood, TN 37027	New Owner	171-03-0B-171-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kelsey Kent, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Heidi Spurgeon and Brian Yormack, Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 31, of Phase Two, Section Five, Townhomes of Fredericksburg, of record in Pint Book 9700, Page 578, revised in Plat Instrument 20900804-0077800, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393, as amended of record in Book 9860, Page 840, as amended of record in Book 10694, Page 541, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas / elements appurtenant to said Unit as set forth in the Master Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium the rights and obligations of the Declarant and the Unit Owners, and the By Laws of the Association of Owners.

Being the same property conveyed to Kelsey Kent, an unmarried woman, by Warranty Deed from Thomas G. Aucoin, an unmarried man, of record on October 27, 2014 , at Instrument No. 20141027-0098642, Davidson County Register of Deeds.

This is property commonly known as 115 Carriage Court, Brentwood, TN 37027
Note that a street address is not part of a legal description.

This conveyance is further subject 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 12 **day of January, 2022**:

Kelsey Kent

Kelsey Kent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 12 day of January, 2022:

N. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$465,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13 DAY OF January, 2022.

Melissa S Dailey

Notary Public

My Commission Expires: 5/26/2024

Melissa S Dailey
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

Certificate of Authenticity

I, Kimberly Hollingshead, 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 1/12/22.

Kimberly Hollingshead, Esq.

1/12/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of January, 2022.

Melissa S Dailey
Notary Signature

My Commission Expires 5/26/2024

