WARRANTY DEED

Karen Johnson Davidson County
Batch# 796240 **DEEDWARR**
01/27/2022 11:27:48 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20220127-0009884

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 01/03/2026 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TN Investment Group LLC, a Tennessee limited liability company	New Owner	135 16 0B 130.00
(NAME)	(NAME)	
3533 Union Village Road		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179-5389		
(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 considerations, the receipt of which is hereby acknowledged, we **Barry A Counts and Debra L Counts, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **TN Investment Group LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Situated in the Village of Nashboro in the County of Davidson in the State of TN

Certain property in Davidson County, TN, described as Lot No. 130 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, TN, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11, recorded at Instrument No. 20021120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws Appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Barry Counts by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, dated 09/26/2003 and recorded 10/06/2003, of record in Instrument 200310060147077, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barry Counts and Debra L. Counts, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quit Claim Deed from Barry Counts, a married man, dated 03/05/2014 and recorded 03/10/2014, of record in Instrument 201403100019583, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2022 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4660, Page 157, in the Register's Office for Davidson County, Tennessee.
All matters shown on the plat of record in Plat Book 4860, Page 72, in the Register's Office for Davidson County, Tennessee.
All matters shown on the plat of record in Plat Book 4860, Page 74, in the Register's Office for Davidson County, Tennessee.
All matters shown on the plat of record in Plat Book 4860, Page 75, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 4827, Page 14, Instrument 20021104013472 4, amended in Instrument 20030610008028 1, Instrument 200505200056888, Supplemental Declaration recorded in Book 5469, Page 840, Book 7751, Page 907, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide

for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement of recorded in Book 4660, Page 74, Register's Office for Davidson County, Tennessee.
Easement of recorded in Book 4821, Page 105, Book 4821, Page 111, and Book 10110, Page 854, Register's Office for Davidson County, Tennessee.
Cable Television Easement including terms and conditions thereof as recorded in Instrument 20001012010157S, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement including terms and conditions thereof as recorded in Instrument 200208200100403, Register's Office for Davidson County, Tennessee.
Easement of recorded in Instrument 200211200143949, Register's Office for Davidson County, Tennessee.
Design Standards of record in Instrument 200205070056331, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to the Woodridge at Nashboro Village Homeowners Association, Inc of record in Instrument 200211200144369, Register's Office for Davidson County, Tennessee.
By-laws of Woodridge at Nashboro Village Homeowners Association, Inc of record in Instrument 200211060136459, Register's Office for Davidson County, Tennessee.
Charter of Woodridge at Nashboro Village Homeowners Association, Inc of record in Instrument 200211060136458, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 662 Flintlock Court, Nashville, TN 37217
(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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.

Effective the 21st day of January, 2022.

Barry A Counts

Debra L Counts

State of ~~Tennessee~~ 10 Texas
County of ~~Williamson~~ 13 Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry A Counts and Debra L Counts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of January, 2022.

Notary Public:
My Commission Expires: 10.24.23

LAUREN BERLANGA
Notary Public, State of Texas
Commission Expires 10-24-2023
Notary ID 128781549

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064