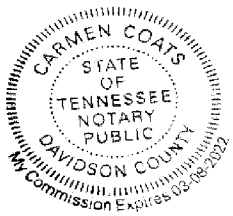
Karen Johnson Davidson County
Batch# 799606 DEEDWARR
02/03/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20220203-0012813



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this 21st day of January, 2022.

Carmen Coats
Notary Public

My commission expires: 3/8/2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Mathew Gladden and Jessie Beth Gladden	**New Owner**	**044-15-0B-002.00CO**
900 Dodson Street		
Old Hickory, TN 37138		

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, WE,

Roberth Lamer, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessie Beth Gladden and Robert Mathew Gladden, wife and husband

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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at Debow Street, of record as Instrument No. 20140808-0071503 as shown and described on that document's Exhibit "C". Being modified and amended by the Instrument if record as Instrument NO. 20210115-0007184, 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 Roberth Lamer, by Warranty Deed, from Derrick Sandoval, a married man, dated October 26th, 2020, of record in Instrument No. 20201030-0127083 as amended by Instrument No. 20210115-0007184, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
Restrictive covenants contained in an instrument of record in Instrument No. 20140808-0071503, and amended in Instrument No. 20210115-0007184, Register's Office for Davidson County, Tennessee.
Restrictions and Easements in deed of record in Book 2013, Page 348, in the Register's Office for Davidson County, Tennessee.
All matters of record in Book 1424, Page 65 and Book 1835, Page 52, in the Register's Office for Davidson County, Tennessee.
Easement for Utilities of record in Instrument No. 20060731-0092631, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20140814-0073796, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 900 Dodson Street, Old Hickory, TN 37138.

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 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.

Witness my/our hand(s) this 21st day of January, 2022.

Roberth Lamer

*I certify by my signature that this property has been used for investment purpoes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Roberth Lamer**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-850
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/25/2022 ____ (date of document).

Affiant Signature

01/25/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025