WARRANTY DEED

Karen Johnson Davidson County
Batch# 805412 DEEDWARR
02/15/2022 10:40:13 AM 2 pgs
Fees: $13.00 Taxes: $1,481.85

20220215-0017361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-7-2023
(AFFIX SEAL)

DONNA J. VANDERMEER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren Martino and Debora Zartman	New Owner	Map: 175060A09800CO
(NAME) 5016 Preserve Blvd.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($400,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATELEEN BUN, AN UNMARRIED WOMAN,

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

LAUREN MARTINO, A MARRIED WOMAN AND DEBORA ZARTMAN, A SINGLE WOMAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

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 Lot No. 152 on the Plan of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision" of record in Instrument No. 20060824-0104545, 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 Kateleen Bun, an unmarried woman, by deed from Timothy R. Latta, unmarried, of record in Instrument No. 20151014-0104531, dated October 13, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20060824-0104545, said Register's Office.

Charter for Homeowners Association of record in Instrument No. 20060824-0104548, in the Register's Office for Davidson County, Tennessee

Easement to TDS Telecom of record in Instrument No. 20061013-0127208, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20041103-0132562, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 2346, Page 378 and Book 4425, Page 582, in the Register's Office for Davidson County, Tennessee.

Easement to First Suburban Water District of record in Book 4453, Page 154, in the Register's Office for Davidson County, Tennessee.

Declaration of Taking to TVA of record in Book 11335, Page 609 and Instrument No. 20021017-0127752, in the Register's Office for Davidson County, Tennessee.

Easement to Colonial Pipeline Co. of record in Book 3570, Page 13, Book 3571, Page 599, Book 3616, Page 453 and Book 4542, Page 131, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Telephone Co. of record in Instrument No. 20061013-0127087, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20060824-0104548, amended in Instrument No. 20061208-0152023, amended in Instrument No. 20201103-0128766 and amended in Instrument No. 20201120-0137009, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5016 Preserve Blvd., Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness our hands this 14th day of February, 2022.

Kateleen Bun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kateleen Bun, 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, 14th day of February, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY