SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 808560 DEEDWARRSP
02/18/2022 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220218-0019311

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/12/25

(AFFIX SEAL)

THOMAS K. WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joan Elouise Nobles	New Owner	143010D02800CO
(NAME)	(NAME)	
2040 Morrison Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/we **Haury and Smith Contractors, Inc.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joan Elouise Nobles**, hereinafter called the GRANTEE(S), his/her/their 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. 28, on the plan of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200123-0008509 and Amendment Declarations of record in Instrument 202101040000013, Instrument 202101040000014 and Instrument 202101270012271, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Haury and Smith Contractors, Inc., by Warranty Deed from Charles Randal Brock, Trustee of the Wells Family Trust U/W/O Dorothy W. Wells, dated 04/19/2006 and recorded 04/19/2006, of record in Instrument 200604190044933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions recorded in Instrument 202001230008509 and Amendment Declarations of record in Instrument 202101040000013, Instrument 202101040000014 and Instrument 202101270012271, 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.

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 ☒ 2040 Morrison Ridge Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 4th day of February, 2022.

Haury and Smith Contractors, Inc.

By: _____
Clay Morris, Chief Financial Officer

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Clay Morris with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Chief Financial Officer of Haury and Smith Contractors, Inc. the within named bargainer, a corporation, and that, he as such Chief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Clay Morris as suchChief Financial Officer.

Witness my hand and Official seal this 4th day of February, 2022.

_____
Notary Public:
My Commission Expires: 2-11-22

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 2/3/2022.

Kimberly D Hicks
Affiant
Date: 2/9/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of February, 2022

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON