WARRANTY DEED

Karen Johnson Davidson County
Batch# 814849 DEEDWARR
03/03/2022 12:27:39 PM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20220303-0024451

JM-P-22-810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly A. Baucom	**NEW OWNER**	
(NAME)	(NAME)	**096-02-0A-006.00-CO**
810 Cedarstone Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 consideration, the receipt of which is hereby acknowledged, **WALKER TALMADGE JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY A. BAUCOM, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6, as shown on the plan of The Bluffs of Cedarstone, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the Master Deed of record in Instrument No. 200706250075380, as amended in Instruments 20070720-0086753 and 201209050080134, 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 Deed, 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 Walker Talmadge Johnson and Anne Genell Johnson, husband and wife by Warranty deed from Wana Kay Rutherford, unmarried and Deanna For Perry, married of record in Instrument No. 20180412-0034583 Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 12, 2018.

The said Anne Genell Johnson died November 24th, 2021 leaving Walker Talmadge Johnson as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number Instrument Number 20070625-0075380, Instrument No. 20070720-086753 and Instrument No. 20120905-0080134 and in Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20060929-0121057, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements in Book 5223, page 479, Book 4872, page 55, Book 4872, page 49, Book 4797, page 942 and Book 9781, page 299, Instrument No. 20060815-0100309, Instrument No. 20060407-0040205 and Instrument No. 20061122-0144864, Register's Office for Davidson County, Tennessee.
- Flowage Easement in Book 2274, page 528, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement in Book 3499, page 531, Register's Office for Davidson County, Tennessee.
- A 20 foot roadway easement in Book 1558, page 359, Register's Office for Davidson County, Tennessee.
- Water Main Easement in Book 9781, page 303 and 307, Register's Office for Davidson County, Tennessee.
- Declaration of Reciprocal Easements in Instrument No. 20061006-0124722, Register's Office for Davidson County, Tennessee.
- All matters shown on the plan of record in Instrument No. 20060407-0040430, said Register's Office.
- Stormwater Detention Agreements of record in Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, said Register's Office.
- All matters set out in document including but not limited to an easement of record in Book 5335, Page 135, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Cedarstone Way, Nashville, Tennessee 37214**.

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 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 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 the 28th DAY OF FEBRUARY, 2022.

X _____
Walker Talmadge Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALKER TALMADGE JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2022.

_____
Notary Public
My Commission Expires:
(SEAL)

JUSTIN KYLE HALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/07/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212