WARRANTY DEED

Karen Johnson Davidson County
Batch# 816978 DEEDWARR
03/08/2022 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20220308-0025906

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

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

File No.: 22-0058

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lisa Annette Brock	New Owner	Map: 063160B18900CO
(NAME) 1101 Dawnwood Dr.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-FOUR THOUSAND AND NO/100 DOLLARS ($354,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANTHONY W. HODGES AND WIFE, MARTHA A. HODGES,

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

LISA ANNETTE BROCK,

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. 271 on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyors certificate of correction in Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony W. Hodges and wife, Martha A. Hodges, as tenants by the entirety, by deed from Fox Ridge Homes, Inc., of record in Book 8298, Page 902, dated February 22, 1991, 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 Book 6900, Pages 550-552, corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, said Register's Office; (3) Charter for Homeowners Association of record in Book 7431, Page 204, amended in Book 8833, Page 216, in the Register's Office for Davidson County, Tennessee; (4) PUD Boundary of record in Plat Book 6900, Page 405, in the Register's Office for Davidson County, Tennessee; (5) Quitclaim Deed of common areas to Homeowners Association of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee; (6) Articles of Incorporation of Homeowners Association of record in Book 8517, Page 762, in the Register's Office for Davidson County, Tennessee; (7) Flowage Easement of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee; (8) Easement for Public Utilities of record in Book 8007, Page 235, in the Register's Office for Davidson County, Tennessee; (9) Ingress and Egress Easement of record in Book 7460, Page 930, Book 7489, Page 515, Book 8657, Page 179, Book 8739, Page 991 and Book 8951, Page 179, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1101 Dawnwood Dr., Old Hickory, TN 37138
(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 11th day of February, 2022.

Anthony W. Hodges

Martha A. Hodges

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 Anthony W. Hodges and Martha A. Hodges, 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, 11th day of February, 2022.

My Commission Expires 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/11/22.

Affiant Signature

2/24/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/24/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON