WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15703-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 820432 DEEDWARR
03/11/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220311-0028856

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hrang Nawl Cawi Mawi	Castle & Cook Mortgage, LLC	
(NAME) 5525 Oak Chase Drive	(NAME) 13751 South Wadsworth Park Drive, Suite 101	173-04-0A-355.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Draper, UT 84020-7947	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Carolyn Goodson, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED and AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Cawi Mawi and Hrang Nawl, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 324 on the Plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, 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 Carolyn Goodson, an unmarried person by Warranty deed from Paul W. Duty and Kelly J. Duty, husband and wife of record in Instrument No. 20111205-0094369 Register's Office for Davidson County, Tennessee, dated November 22, 2011 and recorded on December 05, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee; Subject to all matters shown on plat of record in Plat Book 6900, Page 431 in said Register's Office; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Oak Highlands with By-Laws appended thereto, of record in Book 7350, Page 24 as re-recorded in Book 7367, page 587 and amended in Book 8765, Page 77, Book 10181, page 986, Book 10548, Page 501, Book 10548, Page 503,Instrument Number 20000428-0042354, Instrument Number 20020725-089130 and Instrument Number 20020725-089131, said Register's Office; By-Laws of record in Book 8765, Page 90, in said Register's Office; Charter for Oak Highlands HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in said Register's Office; Storm water detention agreement of record in Book 7189, Page 379, in said Register's Office; Igress & egress easement of record in Book 1318, Page 518, in said Register's Office; Deed of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, page 334, in said Register's Office; Sanitary sewer easement of record in Instrument Number 20001002-0097138, Instrument Number 20001002-0097139, Instrument Number 20001205-0119205 and Instrument Number 20001205-0119206, in said Register's Office; Deed of common areas to HOA of record in Instrument Number 20000425-0041127, Instrument Number 20040217-0017737 and Instrument Number 20130523-0052438, in said Register's Office; Stormwater Detention Agreement of record in Instrument Number 200105030045314, in said Register's Office; Subject to rights of others in and to the common areas and/or elements, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5525 Oak Chase Dr. Antioch, TN 37013
(House Number) (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 my hand this 3rd day of March, 2022.

Carolyn Goodson

Carolyn Goodson

STATE OF Tennessee
COUNTY OF Davidson

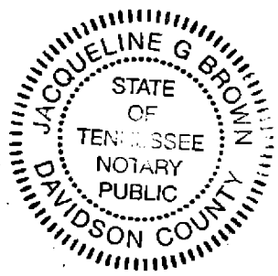
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carolyn Goodson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of March, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/3/22.

Affiant Signature

3/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of March, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

