THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220239551**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $328,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2022. Notary Public My Commission Expires: 12-13-2022

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 821043 DEEDWARR
03/11/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20220311-0028960

WARRANTY DEED

Address New Owner: Ethan John Jones and Mary Hunter Smittkamp 1406 White Dutch Lane Antioch TN 37013	Send Tax Bills To: Bank of Tennessee 100 Med Tech Pkwy Johnson City, TN 37604	Tax Information: Tax Parcel ID No. 182-15-0C-019.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hope Faulkner, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ethan John Jones, unmarried and Mary Hunter Smittkamp, unmarried, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 8 of the Townhomes of Clover Glen, Phase 1A Lot 21, a Planned Unit Development, as shown on Exhibit "A" of the Declaration Of Covenants, Conditions and Restrictions for the Townhomes Of Clover Glen , a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20100813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No, 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A" to said Declaration appearing in Instrument Number 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823 0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Hope Faulkner, an unmarried woman by Warranty deed from KVR Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191118-0118340 Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20100813-0079686, corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180813-0079686, corrected by Scrivener's Affidavits in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, and Supplemental Declaration in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180608-0055284, amended in Instrument No. 20190213-0013583, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180430-0040397, in the Register's Office for Davidson County, Tennessee.

Stormwater Maintenance Agreement Nos. 20100225-0014397, and 20130530-0054150, said Register's office.

This is improved property located at 1406 White Dutch Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2022.

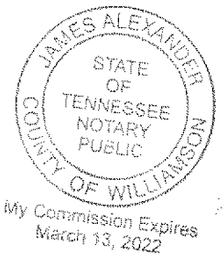
Hope Faulkner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hope Faulkner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2022.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Lisa Virden, 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 March 3, 2022.

Affiant Signature

March 3, 2022
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of March, 2022.

Notary's Signature
My Commission Expires: 12-13-2022



Notary's Seal