WARRANTY DEED

Karen Johnson Davidson County
Batch# 828056 DEEDWARR
03/24/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.94
20220324-0034012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2023

(AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Scott Sanford	New Owner	096090A722000
(NAME)	(NAME)	
1715 Waters Edge Court		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(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 Katherine Watkins and Ann Watkins, both unmarried as tenants in common with right of survivorship, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jonathan Scott Sanford and Beverly Sanford, husband and wife, 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 the 3rd Civil District of Davidson County, Tennessee, being Unit No. B-722, on the plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, 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 Katherine Watkins, unmarried and Ann Watkins, unmarried as tenants in common with right of survivorship by Warranty Deed from Nodirjon Radjabov, a married man, dated 01/27/2017 and recorded 01/31/2017, of record in Instrument 201701310010392, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 6250, Page 719; (2) Covenants, conditions, easements and restrictions recorded in Book 6715, Page 96, and as amendment recorded in Book 6783, Page 205, Book 6845, Page 515, and 201808280084947; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Book 6342, Page 521; (4) Storm Water Detention Agreement of recorded in Book 6623, Page 109; (5) Charter of Emery Place Condominium Association as recorded in Book 6647, Page 466, and Book 6724, Page 627; (6) Covenants for Maintenance Assessments of record in Book 8048, Page 351; (7) Quitclaim Deed conveys to the Homeowner Associations of recorded in Book 6887, Page 730, and Book 6947, Page 944; (8) Amendment to By-Laws for Emery Place and Emery Place Homeowner's Association, Inc., of recorded in Instrument 200801180006025, Register's Office for Davidson County, Tennessee.

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 ☒ 722 Kent Road, Nashville, TN 37214
(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 GRANTEE(S), their 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 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.

Effective the 4th day of March, 2022.

Katherine Watkins by Ann Watkins, Attorney In Fact

Katherine Watkins by Ann Watkins, Attorney in Fact

Ann Watkins

State of Tennessee
County of ~~Williamson~~ Wilson (TT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Watkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

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

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of ~~Williamson~~ Wilson (TT)

On this 4th day of March, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ann Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Katherine Watkins, and is authorized by her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20220309 0027073 in the Register's Office of Davidson County, Tennessee.

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

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Tennessee Certification of Electronic Document

I, Kim Abate, 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 3/4/22 (date of document).

Kim Abate
Affiant Signature

3/15/22
Date

State of Tennessee

County of WILLIAMSON

Sworn to and subscribed before me this 15th day of March, 2022.

Jill L. Swicegood
Notary's Signature

MY COMMISSION EXPIRES: 7/9/22

NOTARY'S SEAL

