WARRANTY DEED

Karen Johnson Davidson County
Batch# 832117 DEEDWARR
03/31/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220331-0037243

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/12/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Sublette	NEW OWNER	143010D02600CO
(NAME)	(NAME)	
2036 Morrison Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **Haury & Smith Contractors, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew Sublette, an unmarried man, and Emma Risley, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their 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 Unit No. 26, on the plan of BELLE MEADE RIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20200123-0008509, amended in Instrument 20210104-0000013, Instrument 20210104-0000014 and Instrument 20210127-0012271, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Haury and Smith Contractors, Inc. by Warranty Deed dated 04/19/2006 from Charles Randall Brock, Trustee of the Wells Family Trust u/w/o Dorothy W. Wells of record in Instrument 20060419-0044933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Covenants, conditions, easements and restrictions recorded in Instrument 20200123-0008509, amended in Instrument 20210104-0000013, Instrument 20210104-0000014 and Instrument 20210127-0012271; (2) Agreement for Dedication of Easement for Water Line of record in Book 6431, Page 402; (3) Agreement for Dedication of Easement for Water Line of record in Book 6800, Page 409; (4) Stormwater Detention Agreement of record in Instrument 20060712-0083957; (5) Agreement for Dedication of a Public Utilities Easement of record in Instrument 20201015-0120032, in the 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 ☒ 2036 Morrison Ridge Drive, Nashville, TN 37221

(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 18th day of February, 2022.

Haury & Smith Contractors, Inc., a Tennessee Corporation

BY: _____
Clay Morris, Chief Financial Officer

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Clay Morris with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Chief Financial Officer of Haury & Smith Contractors, Inc. the within named bargainer, a corporation, and that, he as such Chief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of February, 2022.

Kimberly D Hicks
Notary Public:
My Commission Expires: 1-21-26

KIMBERLY D HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Megan Dewey, do hereby make oath that I am a licensed attorney and/or 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 2/23/22, 2022.

Affiant
Date: 2/23/22, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of February, 2022.

Notary Public

My Commission Expires: 5/23/22

