Karen Johnson Davidson County
Batch# 835582 DEEDWARR
04/06/2022 11:32:26 AM 2 pgs
Fees: $13.00 Taxes: $2,179.30
20220406-0039823

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340016

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $589,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2022.

Notary Public
My Commission Expires: 01-06-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wendy S. Makinen, Trustee 44 Toulon Laguna Niguel, CA 92677	New Owner	Tax Parcel ID No. 188-10-0A-353.00 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, **Jacqueline Beth Allen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wendy S. Makinen, Trustee of the W Makinen Living Trust U/A dated August 21, 2020**, ("Grantee"), her 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 Lot(s) 353, as shown on the map entitled Phase 7, Section 1C, Carothers Crossing, Urban Design Overlay, of record in Instrument No. 20210120-0008752, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACQUELINE BETH ALLEN, by deed from REGENT HOMES, LLC, A TENNESSEEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220119-0007493 , dated January 14, 2022 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 188-10-0A-353.00 CO.

Matters shown on the Plan of record in Instrument No. 20210120-0008752, said Register's Office.

Master Deed Restrictions For Carothers Crossing of record in Instrument No. 20070627-0076581, amended in Instrument No. 20080515-0049893, Instrument No. 20171220-0129697, Instrument No. 20171002-0100690, 20180125-0008094 and Instrument No. 2018719-0070523, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099818 and in Instrument No. 20080515-0049892, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20070703-0079178, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20070702-0078659, said Register's Office.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, said Register's Office.

Sanitary Sewer Easement of record in Book 4586, page 484, said Register's Office.

Declaration of Easement in Instrument No. 20140507-0038903 and Instrument No. 20140603-0048042, said Register's Office.

Parking Easement and Maintenance Agreement of record in Instrument No. 20180719-0070523, said Register's Office.

Covenants, Conditions and Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20190508-0043213, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20170302-0020826 and Instrument No. 20170321-0027273, said Register's Office.

This is improved property located at 731 Goswell Drive Nolensville TN 37135

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 4th day of April, 2022.

Jacqueline Beth Allen by Shira Kingrey her Attorney-in-Fact

Jacqueline Beth Allen by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jacqueline Beth Allenand that she is authorized by Jacqueline Beth Allen to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of April, 2022.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____