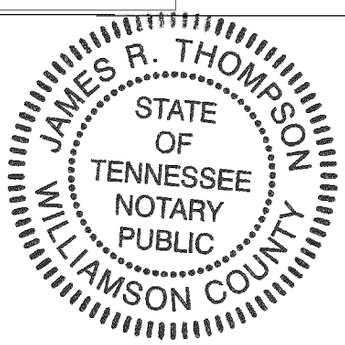
Karen Johnson Davidson County
Batch# 839939 DEEDWARR
04/14/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220414-0043560



STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Williamson)
The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

MF

Affiant

Sworn to and subscribed before me this 7th day of April, 2022.

Notary Public
My Commission Expires: 6-18-25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Courtney Watson	4847 Bevendean Drive #F2	~~Owner~~ Bank of Frankewing	
4847 Bevendean Drive #F2		PO Box 805	161-09-0A-112.00-CO
Nashville, TN 37211	Nashville, TN 37211	Lawrenceburg, TN 38464	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Rachel Kerr, an unmarried woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Courtney Watson,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. F-2 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080117-0005582 in the Register's Office for Davidson County, Tennessee, as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in said Register's Office.

Being the same property conveyed to Rachel Kerr, an unmarried woman by Warranty deed from Benjamin L. Gordon, an unmarried man of record in Instrument No. 20180703-0064201 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 03, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
The premises herein insured is a condominium apartment established pursuant to

the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Village of record in Instrument Number 20080117-0005582 as amended in Instrument Number 20080808-0081965 and as corrected by the Instrument of Correction of record as 20110520-0038914, Register's Office for Davidson County, Tennessee.
Agreement regarding sewage soil absorption system of record in Book 7230, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee.
Easement for sanitary sewers and/or storm drainage of record in Book 7520, Page 908, in the Register's Office for Davidson County, Tennessee.
Driveway Easement as disclosed by Instruments of record in Book 7233, Page 438 and in Book 7416, Page 47, in the Register's Office for Davidson County, Tennessee.
Matters shown on Boundary and Topographic Survey of the Zachary Rucker, Sr., Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike and encroachment by a rock wall and concrete driveway onto adjoining property to the south.
Storm Water Detention Agreement of record in Instrument Number 20061027-0133549 and in Instrument Number 20071121-0136366, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061027-0133575 and in Instrument Number 20071121-0136402, in the Register's Office for Davidson County, Tennessee.
Application to combine parcels of record in Instrument Number 20071128-0137905, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of April, 2022.

Rachel Kerr by Mary Tabor Kerr

Rachel Kerr by Mary Tabor Kerr, as attorney in fact Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Tabor Kerr, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Rachel Kerr, and acknowledged that she executed the same as the free act and deed of the said Rachel Kerr.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of April, 2022.

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10/26/24

Certificate of Authenticity

I, Nick Harris, 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 4/7/2022.

Date

Affiant Signature

4/7/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY