Karen Johnson Davidson County
Batch# 843533 DEEDWARR
04/21/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,882.30
20220421-0046280

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340080**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $779,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2022. Notary Public My Commission Expires: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

WARRANTY DEED

Address New Owner: Jeb Hart and Danika Holmes 1408 Station Four Lane Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064 05 0 101.00

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, **Elliott Waters and Nyeesha Waters, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeb Hart and Danika Holmes,** Married, ("Grantees"), its 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 No. 72, Phase One, Cleveland Hall, as shown on the plat of record in Plat Book 11700, Page 51, and Surveyor's Certificate of Correction recorded in Instrument No. 19991209-0301348, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elliott Waters and Nyeesha Waters, husband and wife, by Warranty Deed from Stephanie Duke, unmarried, of record in Instrument No. 20200814-0091178, in the Register's Office of Davidson County, Tennessee, dated August 13, 2020 and recorded on August 14, 2020.

Being the same property conveyed to Rudy Lahoud and wife, Stephanie Duke, by General Warranty Deed from Cleveland Hall, LLC, of record in Instrument No. 20010622-0066506, in the Register's Office of Davidson County, Tennessee, dated June 21, 2001 and recorded on June 22, 2001. The said Rudy Lahoud having died last May 22, 2020.

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 and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Cleveland Hall, as recorded in Plat Book 11700, Page(s) 51, and Surveyor's Certificate of Correction, in Instrument No. 19991209-0301348.
Declaration of Covenants, Conditions and Restrictions recorded in Book 11725, Page 76; as Amended in Instrument Nos. 20050307-0024504, 20051202-0144894, 20060113-0005680, 20071220-0146113, 20080208-0013290, 20081014-0103112 and 20120912-0082762.
Easement recorded in Book 7844, Page 242, Book 7844, Page 249, Book 7994, Page 167, Book 7994, Page 173 and Book 11720, Page 325.
Easement for Public Utilities, Drainage and Detention, recorded in Book 7844, Page 262.
Easement for Drainage and Construction, recorded in Book 7844, Page 268.
Easement for Public Utilities and Drainage, recorded in Book 7844, Page 272.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8006, Page 677.
Easement for Highway, recorded in Book 8068, Page 524.

This is improved property located at 1408 Station Four Lane Old Hickory TN 37138

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 13th day of April, 2022.

Elliott Waters

Elliott Waters

Nyeesha Waters

Nyeesha Waters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of April, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Tennessee Certification of Electronic Document

I, Dolores E Brown, 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 4/13/2022 (date of document).

Affiant Signature

4/14/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/6/25

NOTARY'S SEAL

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY