THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340295**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $411,500.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2022. Notary Public My Commission Expires: 11/15/25

Karen Johnson Davidson County
Batch# 845722 DEEDWARR
04/26/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,522.55
20220426-0047797

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Samantha Lister and Seth Lister 2008 Oak Trail Drive Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 188 10 0A 075.00

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, **Zachary Oliver-Childress and Rachel Oliver-Childress, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Lister and Seth Lister, husband and wife**, ("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. 75, as shown on the map entitled Carothers Crossing Phase 2, Section 2 Lots 62-123, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Rachel Oliver-Childress and Zachary Oliver-Childress, wife and husband, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161220-0133665, in the Register's Office of Davidson County, Tennessee, dated December 16, 2016 and recorded on December 20, 2016.

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.

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 Carothers Crossing Phase 2, Section 2 Lots 62-123 Subdivision, as recorded in Plat Instrument No. 20070807-0093935.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Carothers Crossing Phase 2, Section 1 Lots 21-61 Subdivision, as recorded in Plat Instrument No. 20070807-0093924.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582; Supplemental Declaration recorded in Instrument No. 20070821-0099818; Amendment recorded in Instrument No. 20080515-0049892; Instrument No. 20171002-0100689 (being Scrivener's Affidavit recorded in Instrument No. 20171220-0129697); Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Carothers Crossing Condominium of record in Instrument No. 20070627-0076581, as amended by instrument(s) of record in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094; also subject to easements, rights and interests

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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant For Detached Structure recorded in Instrument No. 20160803-0080191.

Easement for Right of Way, recorded in Book 4588, Page 484; Instrument No. 20070511-0056717 and Instrument No. 20070511-0056718.

Easement for Access, Drainage, Utility and Pedestrian, recorded in Instrument No. 20070119-0007972.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070703-0079178 and Instrument No. 20071026-0126493.

Easement recorded in Instrument No. 20070123-0009057 (Assignment recorded in Instrument No. 20121121-0107595 and Instrument No. 20140827-0078032) and Instrument No. 20140507-0038903 and Supplemental Declaration recorded in Instrument No. 20140603-0048042.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060407- 0040185; Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900.

This is improved property located at 2008 Oak Trail 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 12th day of April, 2022.

Zachary Oliver-Childress

Rachel Oliver-Childress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Oliver-Childress and Rachel Oliver-Childress, 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 12th day of April, 2022.

Notary Public
My Commission Expires: _____

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2023

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, 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 4-12, 2022.

Affiant
Date: April 19, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of April 2022.

Notary Public

My Commission Expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY