Karen Johnson Davidson Count
Batch# 852627 DEEDWARR
05/09/2022 11:40:06 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20220509-0052897

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or ~~value, whichever~~ is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2022.

Taylor Hubbard
Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Resicap Tennessee Owner II LLC	**New Owner**	**164-12-0A-010.00CO**
3630 Peachtree Road Northeast, Ste. 1500		
Atlanta, GA 30326		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. Daniel Collett and Carol L. Collett, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 10 on the Plan of Final Plat, Weatherstone, a Planned Unit Development of record in Instrument No. 20020926-0117440, 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 J. Daniel Collett and Carol L. Collett by Warranty Deed from Jerry Butler Builders LLC, dated December 30, 2003, of record in Instrument No. 20040121-0008276, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20020926-0117440, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020611-0071030, amended in Instrument No. 20031015-0152650, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20180207-0012329, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20190808-0079019, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Instrument No. 20020718-0086527, in the Register's Office for Davidson County, Tennessee.
50 Foot Right of Way for Ingress and Egress of record in Book 4706, Page 227, Book 11533, Page 826 and Instrument No. 20010403-0032129, in the Register's Office for Davidson County, Tennessee.
Easement to Tennessee Electrical Power Co. of record in Book 437, Page 38, in the Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 2671, Page 127 and Book 4457, Page 350, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3113 Weatherstone Cove West, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this 3rd day of May, 2022.

J. Daniel Collett

Carol L. Collett

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **J. Daniel Collett and Carol L. Collett,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2022.

Notary Signature
My commission expires: 1/26/2023

File #: 22-204

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY