(3)

Karen Johnson Davidson County
Batch# 852632 DEEDWARR
05/09/2022 11:47:23 AM 2 pgs
Fees: $13.00 Taxes: $1,720.13

20220509-0052905

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0229

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Andrew R Guy and Shelby F Guy, husband and wife | Volunteer State Bank | Map: 186030A13800CO |
| (NAME) 504 Ivor St. #138 | (NAME) 101 Hwy, 52 West | |
| (ADDRESS) Nolensville, TN 37135 | (ADDRESS) Portland, TN 37148 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($464,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JENNA CRAIN, A SINGLE WOMAN,**

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

**ANDREW R GUY AND SHELBY F GUY, HUSBAND AND WIFE,**

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. 138 on the Plan of Final Plat Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, in the Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jenna Crain, a single woman, by deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20191202-0123467, dated November 27, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20181116-0112828, said Register's Office: (3) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20050908-0108101 (all) and Instrument No. 20171030-0110866 (ph 2) and Instrument No. 20171030-0110871 (ph 2), in the Register's Office for Davidson County, Tennessee: (4) Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee: (5) Declaration Regarding Outparcels of record in Instrument No. 20200430-0045540, in the Register's Office for Davidson County, Tennessee: (6) Charter for Homeowners Association of record in Instrument No. 20180125-0008085, in the Register's Office for Davidson County, Tennessee: (7) Overhead Line Easement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee: (8) Restriction for Storm Water Facilities and Systems of record in Instrument No. 20170308-0022983, in the Register's Office for Davidson County, Tennessee: (9) All matters of record in Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee: (10) Easement Agreement of record in Instrument No. 20201113-0134459, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835 and supplemented in Instrument No. 20191219-0131322 and DCCR's in Instrument No. 20210727-0101163, Instrument No. 20210811-01108371, Instrument No. 20210907-0119778, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 504 Ivor St. #138, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 5th day of May, 2022.

Jenna Crain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenna Crain, 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.

Witness my hand and official seal this, 5th day of May, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY