WARRANTY DEED

Karen Johnson Davidson County
Batch# 858467 DEEDWARR
05/19/2022 09:33:55 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00

20220519-0057915

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,000.00.

Affiant

Subscribed and sworn to me on May 17th, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35749

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Michelle Holland 3005 Large Hop Lane Antioch, TN 37013	NEW OWNER	182-15-B-224.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christopher Watts and Alice Watts, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Michelle Holland, a single woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 224, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County. reference to which is hereby made for a more complete description.

Being the same property conveyed to Christopher Watts and Alice Watts, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, dated May 15, 2020 and recorded May 22, 2020, as Instrument No. 20200522-0053619, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180608-0055284, and amendments of record in Instrument No. 20190213-0013583, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180813-0079686 and Scrivener'. s Affidavits of record in Instrument No. 20180823-0083703 and Instrument No. 20190130-0008905 and in Instrument No. 20190522-0048424, Register's Office for Davidson County, Tennessee.
4. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161027-0113628, Instrument No. 20170623-0063193, Instrument No. 20180430-0040397, in the Register's Office for Davidson County, Tennessee.
5. The rights of others in and to the common areas and/or elements.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

3005 Large Hop Lane, Antioch, TN 37013

(House Number) (Street) (City or Town) (State) (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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 17th day of May, 2022.

Christopher Watts

ALICE WATTS BY [signature] AS ATT'Y-IN-FACT

Alice Watts by Christopher Watts as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Christopher Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Alice Watts, and as her attorney-in-fact, executed the within instrument both individually, and on behalf of Alice Watts for the purposes therein contained, having authority as to so act, as his free act and deed, and as the free act and deed of the said Alice Watts.

Witness my hand and official seal on May 17, 2022.

[signature]
NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025