Karen Johnson Davidson County
Batch# 862215 DEEDWARR
05/25/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220525-0060515



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2022.

Notary Public

My commission expires: 9-6-22

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:
Andrew Leverette and Emily Tyndall	**New Owner**	**122-01-0A-418.00CO**
184 Antler Ridge Circle		
Nashville, TN 37214		

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,

Vincent Verdi and Lori Verdi, husband and wife

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

Andrew Leverette and Emily Tyndall, 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 Unit No. 7 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20001011-0101044, Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions and Restrictions for Woodland Point Townhomes, of record in Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Vincent Verdi and Lori Verdi, husband and wife, by Warranty Deed from Wayne M. Hilton and spouse, Deborah A. Hilton, dated July 31, 2018, recorded in Instrument No. 20180801-0074974, 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.
Restrictive covenants contained in an instrument of record in Instrument No. 20000607-0056981, amended in Instrument No. 20000711-0068562, Instrument No. 20001011-0101044, Instrument No. 20010510-0048792, Instrument No. 20020214-0019792, Instrument No. 20020904-0107261, Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20040615-0070768, amended in Instrument No. 20090121-0005240, Instrument No. 20130626-0065791, Instrument No. 20080104-0001237, Instrument No. 20080521-0052236, Instrument No. 20120518-0043315, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Book 11700, Page 66, Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20001205-0119722 and Instrument No. 20020214-0019795, in the Register's Office for Davidson County, Tennessee.
Landscape Easement of record in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.
Utility Easement of record in Book 8332, Page 982 and Instrument No. 20000419-0039023, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20001013-0102000, Instrument No. 20020222-0202863, Instrument No. 20020222-0022862 and Instrument No. 20040402-0037348, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20010124-0007201, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 6147, Page 893, 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 184 Antler Ridge Circle, Nashville, TN 37214.

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 18th day of May, 2022.

Vincent Verdi

Lori Verdi

STATE OF California
COUNTY OF Riverside

On this 18 day of May, 2022, before me personally appeared Vincent Verdi and Lori Verdi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of May, 2022.

Notary Signature Sarai Torreblanca
My commission expires: July 29, 2022

SARAI TORREBLANCA
Notary Public - California
Riverside County
Commission # 2248576
My Comm. Expires Jul 29, 2022

File #: 22-264
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-18-22.

Affiant Signature

5-19-22

Date

State of Williamson

County of Tennessee

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

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202205250060515