Karen Johnson Davidson County
Batch# 862758 DEEDWARR
05/25/2022 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220525-0060900

WARRANTY DEED

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Jessica Clegg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF May, 2022.

Shanae McFerrin
Notary Public

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jeff Oakland and Sarah Oakland	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 217 Indian Summer Ct.	(NAME) 217 Indian Summer Ct.	032-09-0B-036.00-CO
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Allison Patton, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), /HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jeffrey Zachary Oakland and Sarah D. Oakland, husband and wife,** IN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Subdivision of Quail Ridge, Phase Three, Section Seven of record in Plat at Instrument No. 20070418-0046363, 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 a portion of the same property conveyed to The Developers, a Joint Venture by Quitclaim deed from R. L. Eatherly, Trustee of record in Book 6628, page 853, Register's Office for Davidson County, Tennessee, dated July 30, 1985 and recorded on August 13, 1985.

Being a portion of the same property conveyed to Allison Patton, unmarried by Warranty deed from The Developers, a Tennessee Joint Venture of record in Instrument No. 20160714-0072548 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 14, 2016. Also see Scrivener's Affidavit of record in Instrument No. 20180321-0026507, in said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters shown on the Plan of record in Instrument No. 20070418-0046363, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6969, Page 70, Book 8163, Page 781, Book 10831, Page 201, Book 11688, Page 872 and Instrument No. 20050920-0113100, in said Register's Office; By-Laws of record in Instrument No. 20050920-0113102, in said Register's Office; Charter for Quail Ridge HOA of record in Instrument No. 20050920-0113101, in said Register's Office; Deed for common areas to HOA of record in Instrument No. 20070514-0057000, in said Register's Office; Deed(s) of Conveyance to the Metropolitan Government of record in Book 11444, Page 161, in said Register's Office; Storm Water Detention Agreement of record in Instrument No. 20040902-0106431, in said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number Instrument No. 20030312-0033193, Instrument No. 20040817-0099250, Instrument No. 20040817-0099251, Instrument No. 20040817-0099252 and Instrument No. 20040902-0106431, in said Register's Office; Subject to rights of others in and to the common areas and/or elements, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 217 Indian Summer Ct. Nashville, TN 37207
(House Number) (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 my hand this 20 day of May, 2022.

Allison Patton

Allison Patton

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Allison Patton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of May, 2022.

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

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