WARRANTY DEED

Karen Johnson Davidson County
Batch# 862895 DEEDWARR
05/26/2022 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,042.40
20220526-0061070

B-FSBO-22-652

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN DUPRIEST NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles A. Ozier and Ashley Jeanne Ozier	New Owner	
(NAME)	(NAME)	
652 Magnolia Lane		**172-03-0B-036.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES THOMAS AMBORN AND CARRIE LEIGH AMBORN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES A. OZIER AND ASHLEY JEANNE OZIER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the Plan of The Woodlands, a Planned Unit Development, Phase 2 of record in Plat Book 6900, Page 635, 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 Charles Thomas Amborn and Carrie Leigh Amborn, husband and wife by Warranty deed from Laura L. Haisman n/k/a Laura Sowa, Married Spouse Jon Sowa, of record in Instrument No. 20160613-0059622 Register's Office for Davidson County, Tennessee, dated June 09, 2016 and recorded on June 13, 2016. (Value of consideration shown in aforementioned deed $287,500.00.).

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 497, 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 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 224, Page 675 and Book 8672, Page 390, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7334, Page 149 and Book 7408, Page 289, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to HOA of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee.
- Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance of record in Book 8541, Page(s) 230, 241 & 247, Book 8541, Page 235, Register's Office for Davidson County, Tennessee.
- Easement for State of Tennessee of record in Book 7917, Page 422, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8541, Page 241 and Book 8541, Page 247, in the Register's Office

for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **652 Magnolia Lane, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF MAY, 2022.

Charles Thomas Amborn

Carrie Leigh Amborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES THOMAS AMBORN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE LEIGH AMBORN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 true and exact copy of the original document executed and authenticated according to law on 5/19/22.

Affiant Signature

5/20/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/20/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON