WARRANTY DEED

Karen Johnson Davidson County
Batch# 863147 DEEDWARR
05/26/2022 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220526-0061427

JM-RF-22-505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

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)
Lee Ross Selby	**NEW OWNER**	
(NAME)	(NAME)	**164-10-0A-462.00-CO**
265 E. 66th St., Unit 36		
(ADDRESS)	(ADDRESS)	
New York, NY 10065		
(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, **SHERRY L. JONES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEE ROSS SELBY, A SINGLE MAN,** 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. 252 on the Plan of Final Plat of Village Eleven, Summerfield Subdivision of record in Plat at Instrument No. 20060718-0086557, 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 Sherry L. Jones, Unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20161102-0115756 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20060718-0086557, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11588, Page 484, amended in Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071167, Instrument No. 20060724-0089079, Instrument Number 20051103-0133359; Instrument No. 20050317-0029621; Instrument No. 20051103-0133360; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081; Instruments no. 20060921-0117120 and Instrument No . Instrument No. 20030527-0071168,, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20000113-0004777, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 19991216-0303934 and 200008090079074, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Summerfield Homeowners Association, Inc of record in Book 11648, Page 662, and Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.
- Charter of Summerfield Homeowners Association, Inc of record in Book 11648, Page 660 and amended in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
- Open Space Dedication Agreement of record in Instrument Number 20120312-0021039 , 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: **505 Alpenglow Ct, Antioch, Tennessee 37013**.

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 23rd DAY OF MAY, 2022.

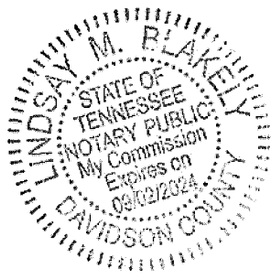
Sherry L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY L. JONES, 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 23rd of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Beth Cooper, 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 **May 23, 2022**.

Affiant Signature

May 23, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

23rd day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

