**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 220541186**

Karen Johnson Davidson County
Batch# 867570 DEEDWARR
06/06/2022 10:01:00 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220606-0064631

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 3rd day of June, 2022.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Phyllis A. Horsley and Michael K. Horsley<br>4012 October Woods Drive<br>Antioch TN 37013 | New Owner | Tax Parcel ID No.<br>183 05 0A 065.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve D. Tidwell and Nancy J. Tidwell, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Phyllis A. Horsley, unmarried, and Michael K. Horsley, married, as joint tenants with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 229, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve D. Tidwell and wife, Nancy J. Tidwell, by Warranty Deed from Roy J. Webb and wife, Joyce M. Webb, of record in Book 11575, Page 277, in the Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 16, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One Section Three October Woods, as recorded in Plat Book 9700, Page(s) 229 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary October Woods, as recorded in Plat Book 7900, Page(s) 909 .

Declaration of Covenants, Conditions and Restrictions recorded in Book 9840, Page 276 and Book 10181, Page 986.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5047, Page 656 and Book 5047, Page 661.

Easement recorded in Book 8443, Page 75.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9771, Page 560 and Book 10010, Page 50.

This is improved property located at 4012 October Woods Drive Antioch TN 37013

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3rd day of June, 2022.

Steve D. Tidwell

Nancy J. Tidwell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve D. Tidwell and Nancy J. Tidwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2022.

Notary Public
My Commission Expires: _____




My Commission Expires
December 8, 2024