WARRANTY DEED

Karen Johnson Davidson County
Batch# 868371 DEEDWARR
06/07/2022 11:07:35 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20
20220607-0065091

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/12/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashleigh Brooke Harden	new owner	
(NAME)	(NAME)	
1612 Lincoya Bay Drive		109 05 0D 068.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, **I Caitlin Lindaman, a married woman AND Husband, Arthur Lindaman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashleigh Brooke Harden, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 1612, in The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040628-0076712, as amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Registers Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Caitlin Farmer, a single woman by Warranty Deed from Nichole Curtiss, married, dated 06/06/2014 and recorded 06/09/2014, of record in Instrument 201406090049693, Register's Office for Davidson County, Tennessee.

The said Caitlin Farmer having since married is now known as Caitlin Lindaman, The said Cailtin Farmer and Caitlin Lindaman are one in the same person.

The said Arthur Lindaman having since married Cailtin Farmer aka Caitlin Lindaman joins in this conveyance to waive any and all rights he has in said property.

Covenants, conditions, easements and restrictions recorded in Instrument 200406280076712, and Amendments recorded in Instrument 200410280129585, and Instrument 200509230114373, Registers Office for Davidson County, Tennessee. Deed of Conveyance of recorded in Book 4861, Page 511, Register's Office for Davidson County, Tennessee. Sewer Easement of recorded in Book 5107, Page 823, Register's Office for Davidson County, Tennessee. Easement recorded in Book 5406, Page 470, Register's Office for Davidson County, Tennessee. Easement Agreement of recorded in Book 6185, Page 216, and Book 7498, Page 726, and Amendments recorded in Instrument 200003310032369, Instrument 200212040149457, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of recorded in Book 7121, Page 169, Register's Office for Davidson County, Tennessee. Grant of Easement of recorded in Instrument 201305170050096, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Cottages at Williams Bend Townhouses Corporation of record in Instrument 200612290161140, Register's Office for Davidson County, Tennessee. Charter of Cottages at Williams Bend Townhouses Corporation of record in Instrument 200603140028980, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1612 Lincoya Bay Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1694148
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 6th day of June, 2022.

Caitlin Lindaman

Caitlin Lindaman

Arthur Lindaman

Arthur Lindaman

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caitlin Lindaman and Arthur Lindaman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of June, 2022.

Notary Public:
My Commission Expires: 3-8-25

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY OF

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122