WARRANTY DEED

Karen Johnson Davidson County
Batch# 869486 DEEDWARR
06/10/2022 10:56:52 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20220610-0066305

O-ER-22-5170-265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

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)
Latoya R. Covington and Jamal A. Covington	**Simmons Bank**	
(NAME) **5170 Hickory Hollow Pkwy #265**	(NAME) **PO Box 9067**	**163-05-0B-069.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Pine Bluff, AR 71611-9067**	
(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, **SUNNIE RAY, AN UNMARRIED WOMAN AND TANYA RAY YAGER, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LATOYA R. COVINGTON AND JAMAL A. COVINGTON, WIFE AND HUSBAND,** 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. 69 on the Plan of A Horizontal Property Regime (Private Element), Phase I, Mill Park (Formerly Hickory Hollow Townhomes), as shown by plat of record in Instrument No. 20000706-0066999, 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 Sunnie Ray, an unmarried woman and Tanya Ray Yager, a married woman as tenants in common with right of survivorship by Quitclaim deed from Sunnie Ray, an unmarried woman of record in Instrument No. 20210510-0062557 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on May 10, 2021.

This was neither a primary nor a marital residence for Tanya Ray Yager.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000706-0066999, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757, Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, Instrument No. 20020507-0055107, Instrument No. 20021017-0127808, Instrument No. 20050131-0011265, Instrument No. 20110208-0011084, Instrument No. 20080304-0021743, Instrument No. 20140902-0079467 and Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Mill Park of record in Book 10719, Page 464, as amended in Book 11167, Page 759, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement for Bell South of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.

• Quitclaim Deed for open space of record in Instrument Number 20010712-0074529, in the Register's Office for Davidson County, Tennessee.
• Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20160223-0017010 and Instrument No. 20161028-0113925, in the Register's Office for Davidson County, Tennessee.
• Easement to Bell South of record in Book 11378, page 991, Register's Office for Davidson County;

Subject to all matters on Plat Book 9700, pages 538 and 539, Register's Office for Davidson County;

Subject to As-Built Certificates of record in Book 11315, page 157 and 159, Book 11674, page 536, and Book 11737, page 439, Register's Office for Davidson County.
• Easement to Comcast of Nashville, LLC of record in Instrument Number 20170206-0012426, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Pkwy #265, 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 2 DAY OF JUNE, 2022.

Sunnie Ray

Tonya Ray Yager by Sunnie Ray, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUNNIE RAY, 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 2 of June, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sunnie Ray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TONYA RAY YAGER, and who acknowledged she executed the same as the free act and deed of the said TONYA RAY YAGER.

Witness my hand and official seal, this the 2 of June, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

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