# WARRANTY DEED

Karen Johnson Davidson County
Batch# 871701 DEEDWARR
06/15/2022 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20220615-0068249

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to me on June 7, 2022.

NOTARY PUBLIC

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Jeremy H. Cherry)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35773

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| Dean Watson and Donna Watson<br>1101 Seven Springs Court<br>Brentwood, TN 37027 | NEW OWNER | #160-16-0-070.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sharon C. Powers, a single woman**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Dean Watson and Donna Watson, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Revised Phase 6, Hearthstone of record in Plat Book 6900, Page(s) 254 and 255, 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 Sharon C. Powers, a single woman, by Warranty Deed from Donna Grammer Blair, unmarried, of record on December 6, 2019, in Instrument No. 20191206-0126240 Register's Office for Davidson County, Tennessee. The said Sharon C. Powers is also known as Sharon Coleen Powers.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. All matters shown on the Plan of record in Plat Book 6250, Page 994, re-recorded in Plat Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5409, Page 485 amended in Book 6424, Page 839; Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230; Book 6917, Page 575; Book 7053, Page 982; Book 7393, Page 749; Book 7398, Page 907; Book 7403, Page 563; Book 9945, Page 958; Book 11404, Page 149 and Book 11749, Page 481, 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.
4. Restrictions of record in Book 5409, Page 485 and Book 6917, Page 575, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Charter of Hearthstone Common Facilities Association, Inc. of record in Book 6995, Page 646, in the Register's Office for Davidson County, Tennessee.
6. Charter for Hearthstone Homeowner's Association of record in Book 6437, Page 852, Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee.
7. By-Laws of record in Book 7403, Page 568, amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee.
8. Conveyance of Common Area of record in Book 6499, Page 739; Book 6582, Page 158 and Book 7393, Page 746, in the Register's Office for Davidson County, Tennessee.
9. Driveway Easement Grant of record in Book 7429, Page 554, in the Register's Office for Davidson County, Tennessee.
10. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 8127, Page 706 and Book 8127, Page 745, in the Register's Office for Davidson County, Tennessee.
11. Subject to rights of others in and to the common areas and/or elements.
12. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**BEING** ☐ **unimproved** ☒ **improved property known as:**

**1101 Seven Springs Court, Brentwood, TN 37027**

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 7th day of June, 2022.

Sharon C. Powers

**Sharon C. Powers**

**STATE OF TENNESSEE, COUNTY OF WILLIAMSON**

On June 7, 2022, before me personally appeared Sharon C. Powers, a single woman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on June 7, 2022.

NOTARY PUBLIC

My Commission Expires: March 7, 2023

WILLIAM N. BALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

**Tennessee Certification of Electronic Document**

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-7-22.

Affiant Signature

6-7-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of June, 2022.

Notary Signature

My Commission Expires: 6/8/22

