Karen Johnson Davidson County
Batch# 879132 DEEDWARR
06/28/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20220628-0073848

WARRANTY DEED

TERRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

JM-KW-22-2145

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)
Erin Hinojosa and Nikole Douglass	**NEW OWNER**	
(NAME)	(NAME)	**173-11-0A-109.00-CO**
2145 Blake Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **REID H. TINSLEY AND SARAH E. TINSLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN HINOJOSA, AN UNMARRIED MAN, AND NIKOLE DOUGLASS, AN UNMARRIED 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. 88 on the Plan of Section Three, Stanford Village of record in Plat Book , Page , 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 Reid H. Tinsley and Sarah E. Tinsley, husband and wife by Quitclaim Deed from Harvey T. Tinsley, a married man of record in Instrument No. 20140826-0077700 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on August 26, 2014.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20011217-0139079, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20000203-0011283,20000228-0019107, amended and restated in Instrument 20000301-0020280, supplemented in Instrument 20010319-0026310, 20020123-0009420 and Instrument 20041108-0134204, Register's Office for Davidson County, Tennessee.
- By-Laws in Instrument No. 20000217-0016311, Register's Office for Davidson County, Tennessee.
- Charter in Instrument No. 20000217-0016310, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument No. 20040422-0045792, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement in Book 9466, Page 794, and Book 11517, Page 992, Register's Office for Davidson County, Tennessee.
- Agreement for Flood Plains in Book 11493, Page 254, Register's Office for Davidson County, Tennessee.
- Easement to Consolidated Gulf Transmission Co. in Book 4218, Page 425 and Book 4229, Page 43, Register's Office for Davidson County, Tennessee.
- Gulf Interstate Gas Transmission Line in Book 2590, Page 545, Register's Office for Davidson County, Tennessee.
- Right of Way Easement for sanitary sewer lines in Book 11263, Page 503, Register's Office for Davidson County, Tennessee.
- Right of Way to Davidson County of record in Book 2739, Page 637 and Book 2740, Page 181, 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: **2145 Blake Dr, 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 21st DAY OF JUNE, 2022.

Reid H. Tinsley

Sarah E. Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REID H. TINSLEY, 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 21st of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH E. TINSLEY, 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 21st of June, 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, Joshua A. Terry, 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 6/21/2022.

Affiant Signature

6/23/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/23/2022.

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON