Karen Johnson Davidson County
Batch# 879373 DEEDWARR
06/28/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20220628-0074214

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $760,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23rd DAY OF JUNE, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2711LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Maureen J. Fife-Dunn Trust	Maureen J. Fife-Dunn Trust	
233 Loch Lomond Rd.	233 Loch Lomond Rd.	171 03 0A 006.00
Rancho Mirage, CA 92270	Rancho Mirage, CA 92270	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES A. SUTHERLAND AND WIFE, DEBORAH GREEN SUTHERLAND*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAUREEN J. FIFE-DUNN TRUST UAD NOVEMBER 27, 2007.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 132 on the Plan of P.U.D Boundary Fredericksburg, Section 1-A, of record in Plat Book 7900, Page 509; Amended in Book 7900, page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Alan Sutherland and wife, Cathy Ann Sutherland** by Warranty Deed from Radnor Homes, Inc., of record in Book 9137, Page 62, in the Register's Office of Davidson County, Tennessee, dated October 29, 1993 and recorded on November 02, 1993.

* Deborah Green Sutherland, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interests, in the subject property.

**Cathy Ann Sutherland having since died on December 18, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Fredericksburg, as recorded in Plat Book 7900, Page(s) 509 and amendment recorded in Book 7900, page 529 .

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fredericksburg, as recorded in Plat Book 7900, Page(s) 807 .

11. Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65 and amended recorded in Book 9500, Page 393; Book 9860, Page 840 and Book 10694, Page 541.

12. Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

13. Easement for Drainage, recorded in Book 7851, Page 712.

14. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7993, Page 269 and Book 9698, Page 124.

15. Easement for Driveway, recorded in Book 9137, Page 74.

16. Easement for Water Main, recorded in Book 9698, Page 81.

17. Easement for Right of Way, recorded in Instrument No. 20131021-109635.

This is improved property known as 5025 Fredericksburg Way E., Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 our hand on the 20th day of June, 2022.

Charles A. Sutherland

Charles A. Sutherland

Deborah Green Sutherland

Deborah Green Sutherland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CHARLES A. SUTHERLAND AND DEBORAH GREEN SUTHERLAND, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of June, 2022.

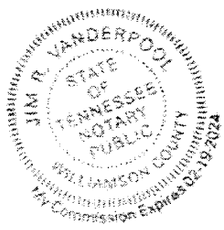
Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

I Lisa Allard, 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 June 23, 2022.

Lisa Allard, Affiant June 23, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 23, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024