Karen Johnson Davidson County
Batch# 879580 DEEDWARR
06/28/2022 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,396.75
20220628-0074516

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $377,500.00 Affiant Subscribed and sworn to before me, this 21 day of June, 2022. Notary Public My commission expires: 10/2/2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023 MICHELLE CRAWFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caitlin Cannon Eddins **John William Lambert** **Catherine Lambert**	**Legacy Home Loans, LLC**	**044090B00100CO**
2148 Bayport Ave	**4004 Hillsboro Pike, Ste 216B**	
Old Hickory, TN 37138	**Nashville, TN 37215**	

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 ACKNOWLEDGE, WE,

Terra R. Southerland and and spouse, Jody L. Davis

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

Caitlin Cannon Eddins, an unmarried woman and John William Lambert and Catherine Lambert, husband and wife

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 Unit No. 1, Phase 1, on the plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and Attorney's Certificate of record in Instrument No. 20200406 0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Terra R Southerland and spouse, Jody L Davis, as tenants by the entirety, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, dated September 3, 2020, of record in Instrument No. 20200904-0101159, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, said Register's Office.

Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, said Register's Office.

Restriction Amendments of record in Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No. 20210825-0115036, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2148 Bayport Ave, Old Hickory, TN 37138.

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 we do covenant with 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.

Jody L. Davis Date: 06/13/22

STATE OF ~~TN~~ Iowa

COUNTY OF ~~Davidson~~ Johnson

Personally appeared before me, a Notary Public of said County and State, Jody L. Davis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2022.

Ryeleigh Lair
NOTARY PUBLIC

My Commission Expires: April 19, 2025

RYELEIGH LAIR
Commission Number 838696
My Commission Expires
April 19, 2025

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Terra R. Southerland Date: 6/21/22

Terra R. Southerland

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Terra R. Southerland the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21ST day of June 2022, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark Bleeden, 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 6/21/22.

Date

Affiant Signature

6/21/22

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of June, 2022.

Notary's Signature
My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023