Karen Johnson Davidson County
Batch# 880322 DEEDWARR
06/29/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220629-0074800

Name and Address of New Owner:
Kelley Mabon
2030 Village Park Circle
Old Hickory, TN 37138

Send Tax Statements To:
NCW owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22061066

Map and Parcel: 044 15 0E 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timirra Gaither, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kelley Mabon**, hereinafter called the GRANTEE, her 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. 3 on the Plan of Final Plat of Village Green Phase 3A of record in Plat at Instrument No. 20180904-0087221, 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 a part of the same property conveyed to Village Green of Old Hickory, LLC by Warranty Deed filed for record on March 22, 2016 in Instrument No. 20160322-0027088, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Timirra Gaither, an unmarried woman by Warranty Deed filed for record on June 11, 2021 in Instrument Number 20210611-0078956, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Village Green of record in Instrument Number 20170726-0075680 and as amended in Instrument Number 20171003-0101319; All matters as set forth per plat of record in Instrument Number 20180904-0087221; Quitclaim Deed to HOA for common area of record in Instrument Number 20210924-0128698; All matters including but not limited to easement for electric lines, telephone cables, waters and sewer lines and restrictions as set forth in Book 1627, page 581 (see release as set forth in Book 2447, page 151); Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151008-0102842 and Instrument Number 20190517-0046691; All matters including but not limited to easement and right of way for a public road or county highway and easement for public utilities and sewers on parent tract as set forth in Book 1018, page 190; All matters as set forth per plat of Business Center Property - Village of Old Hickory, Tennessee, of record in Book 1627, page 586; All matters including but not limited to a perpetual easement for use of parkway on parent tract as set forth in Book 3643, page 492 and Instrument Number 20030903-0127446, Instrument Number 20030903-0127448, Instrument Number 20031204-0174585, Instrument Number 20040623-0074256 and Instrument Number 20060725-0089495; All matters including but not limited to rights to party wall of building on parent tract as set forth in Instrument Number 20030903-0127446 and Instrument Number 20030903-0127448; All matters as set forth per plat of Plan of Section D Village of Old Hickory of record in Book 1424, page 65; Electric Easement to Nashville Electric Service of record in Instrument Number 20170824-0087121, said Register's Office.

This conveyance is further subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2030 Village Park Circle, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 17th day of June, 2022.

Timirra Gaither

State of Tennessee

County of Rutherford

Personally appeared before me, Timirra Gaither with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th of June, 2022.

Notary Public
My Commission Expires: 4/19/2026

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00.

Affiant Signature

Subscribed and sworn to before me, this ~~17th~~ 23rd day of June, 2022.

Notary Public
My Commission Expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/17/2022 (date of document).

Jennifer Russell
Affiant Signature

6/23/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

