WARRANTY DEED

Karen Johnson Davidson County
Batch# 885370 DEEDWARR
07/07/2022 11:02:22 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20220707-0078394

BS-KKI-22-05170-123

Prepared by:
Record and Return To:
man and Rosenthal Title, Inc
Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESIRAE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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)
Hunter W. Burnett	**New Owner**	
(NAME)	(NAME)	**163-05-0B-204.00-CO**
5170 Hickory Hollow Pkwy Unit 123		
(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, **JACOB WYRICK, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER W. BURNETT, UNMARRIED,** 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 Unit No. 193 on the plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V, Mill Park (formerly Hickory Hollow Town Homes), as shown by plat appearing of record in Instrument Number 20050131-0011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Jacob Wyrick, a single man by Warranty deed from Dwyan A. Young, n/k/a Dwyan A. Young-Smith, a married woman of record in Instrument No. 20181018-0103497 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 18, 2018.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 538 and 539, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page (s) 425 and 461, Book 11167, Page 757 and Deed Book 11167, Page 79, supplemented in Instrument No. 20031117-0167241, Instrument No. 20050131-0011265 amended in Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee
- Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowners Association, Inc., Annexing Phase VI (Mill Park Commons) and Additional Property to be Developed in the Future for Mill Park Townhomes of record in Instrument Number 20051128-0143120, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Instrument Number 20120213-0012667, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Bellsouth Telecommunications, Inc. of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
- Assignment of Declarant's Rights of record in Instrument Number 20051128-0143119, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association Rules and Regulations of record in Instrument Number 20140902-0079467, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners' Association Rules and Regulations of record in Instrument Number 20160223-0017010, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 11167, Page 759, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10506, Page 278, in the Register's Office for

Davidson County, Tennessee.
• Quit Claim to Home Owners' Association for Common Area of record in Book 11221, Page 249 and in Instrument No. 20130723-0076095, in the Register's Office for Davidson County, Tennessee.
• Parking Rules of record in Instrument Number 20080304-0021743, in the Register's Office for Davidson County, Tennessee.
• HOA Architectural Change Request Procedures of record in Instrument Number 20110208-0011084, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20170206-0012426, in the Register's Office for Davidson County, Tennessee.
• Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20161028-0113925, 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: **5170 Hickory Hollow Pkwy Unit 123, 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 1st DAY OF JULY, 2022.

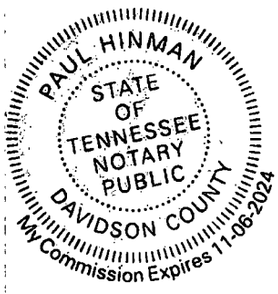
Jacob Wyrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB WYRICK, 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 1st of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212