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

ADDRESS NEW OWNER: Logan Myrick
Katie Myrick
1713 Aaronwood Drive
Old Hickory, TN 37138

SEND TAX BILL TO: Steadfast Mortgage
4025 Hilsboro Pk #601
Nashville, TN 37215

MAP-PARCEL NOS. 063-16-0A-071.00

Karen Johnson Davidson County
Batch# 889533 DEEDWARR
07/15/2022 12:19:51 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220715-0081508

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Diana Ray, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Logan Myrick and Katie Myrick, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot. No. 110 on the plan of Hampton Park, formerly Chitwood Downs, of record in Book 6900, Page 550, and corrected in Book 7462, Page 445, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description. Amendment to change name of record in Book 8181, Page 112, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana Ray, unmarried, by Warranty Deed from Joe C. Banks and wife, Mattie S. Banks, recorded August 14, 2008, of record in Instrument No. 20080814-0083615, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1713 Aaronwood Drive, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters as shown on the Plan of Chitwood Downs, a Planned Unit Development of record in Plat Book 6900, Pages 550, 551 and 552, as corrected in Book 7462, Page 445, and name changed to Hampton Park by amendment of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the Boundary Survey Final P.U.D. for Chitwood Downs of record in Plat Book 6900, Page 405, said Register's Office.(4) Declaration of Covenants, Conditions and Restrictions for Chitwood Downs of record in Book 7351, Page 852, as amended in Book 7451, Page 739 and Book 8336, Page 393, said Register's Office.(5) Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, said Register's Office.(6) Quitclaim Deed to Hampton Park Homeowners Association (formerly Chitwood Downs) for Open Space and Flood Plains of record in Book 8207, Page 276, said Register's Office.(7) Charter for Hampton Park Homeowners Association of record in Book 8517, Page 762, as amended in Book 8833, Page 216, said Register's Office.(8) Perpetual Right and Easement for underground water and sewer pipeline of record in Book 7460, Page 930, said Register's Office.(9) Perpetual Right and Easement for underground water pipeline of record in Book 7489, Page 515, said Register's Office.(10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 740 and Book 11030, Page 785, said Register's Office.(11) Deed for Flowage Easement of record in Book 2247, Page 75, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of July 2022.

Diana Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Diana Ray, unmarried ,** with whom I am personally acquainted, or who proved to me 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 office this 13th day of July 2022.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $425,000.00.

Affiant

Subscribed and sworn before me this 13th day of July 2022.

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public
My Commission Expires:

File No. 2206-138