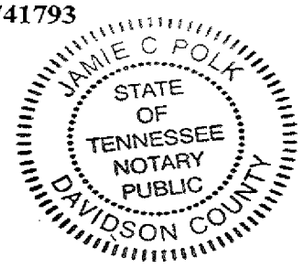
Karen Johnson Davidson County
Batch# 893654 DEEDWARR
07/25/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220725-0084970

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741793** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 25th day of July, 2022. Notary Public My Commission Expires: 1/3/23

WARRANTY DEED

Address New Owner: Rachel Young 5953 Colchester Drive Hermitage TN 37076	Send Tax Bills To: Rocket Mortgage, LLC P.O. Box 6577 Carol Stream, IL 60197	Tax Information: Tax Parcel ID No. 087 05 0A 048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zakary Long and Andrea Long, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Young, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101, on the Plan of Final Plat, Farmingham Woods Phase II, Section I, of record in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Zakary Long and Andrea Long, husband and wife, by Warranty Deed from Justin Rogers, married, of record in Instrument No. 20190415-0033890, in the Register's Office for Davidson County, Tennessee, dated April 9, 2019 and recorded on April 15, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Farmingham Woods Phase II, Section 1, as recorded in Plat Book 7900, Page(s) 306 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Farmingham Woods, as recorded in Plat Book 7900, Page(s) 173 .

Declaration of Covenants, Conditions and Restrictions recorded in Book 8238, Page 176, as Amended in Book 8351, Page 533 and Book 8447, Page 635, as Supplementary recorded in Book 8423, Page 784 and re-recorded in Book 8424, Page 426.

Easement recorded in Book 5109, Page 445 and Instrument No. 20210609-0077901.

Stormwater Detention Agreement as set forth in instrument recorded in Book 8199, Page 852.

This is improved property located at 5953 Colchester Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2022.

Zakary Long

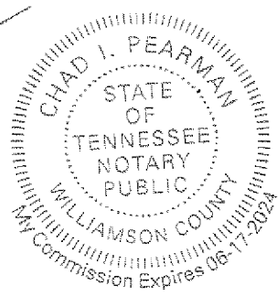
Andrea Long

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zakary Long and Andrea Long, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2022.

Notary Public
My Commission Expires:



Certification of Recorded Documents

I, Karen Suggs, 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 July 25, 2022.

(AFFIANT) – Karen Suggs

07/25/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of July, 2022.

My commission expires: 1/3/23

Notary Public

