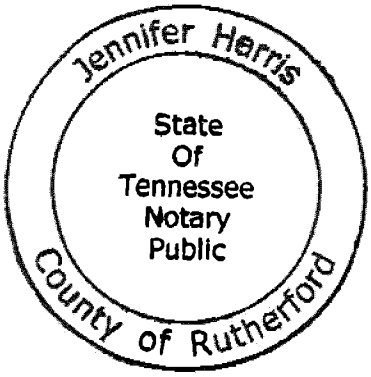
Karen Johnson Davidson County
Batch# 899220 DEEDWARR
08/05/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20220805-0089080

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-26-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0496

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marina Kirtland Carrier and Andrew Carrier	NEW OWNER	Map: 086130A00900CO
(NAME) 4069 Magnolia Farms Dr.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($570,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HEATHER L. DRUMMOND AND DAVID C. DRUMMOND, WIFE AND HUSBAND,

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

MARINA KIRTLAND CARRIER AND ANDREW CARRIER, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 99 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 3, of record in Instrument No. 20190912-0092500, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather L. Drummond and David C. Drummond, wife and husband, by deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20200618-0063622, dated June 10, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20190912-0092500, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20210128-0012511, in the Register's Office for Davidson County, Tennessee; (4) Restriction for Storm Water Facilities and Systems of record in Instrument No. 20180626-0061329, Instrument No. 20180231-0105078 and Instrument No. 20180328-0028892, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20180621-0059898, in the Register's Office for Davidson County, Tennessee; (6) All matters of record in Chancery Court Book 2, Page 179, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20181212-0120983, amended and supplemented Instrument No. 20190917-0094196, Instrument No. 20190917-0094194, Instrument No. 20191105-011412, Instrument No. 20191105-0114126, Instrument No. 20210128-0012505, Instrument No. 20210507-0061686, Instrument No. 20191105-0114128, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4069 Magnolia Farms Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 28th day of July, 2022.

Heather L. Drummond

David C. Drummond

STATE OF FLORIDA
COUNTY OF BREVARD

☒ By Physical Presence
[ ] Online Notarization

Produced as Identification:
DRIVER LICENSE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather L. Drummond and David C. Drummond, 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 and official seal this, 28th day of July, 2022.

My Commission Expires: 03/10/23

Patricia Arnaiz Chipoco
Notary Public

Notary Public State of Florida
Patricia Arnaiz Chipoco
My Commission GG 309995
Expires 03/10/2023

True Copy Certification

I, Jennifer Harris, 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 7-29-2022 (date of document).

Affiant Signature

7-29-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY