| RECORDING INFO | STATE OF Tennessee )<br>COUNTY OF Montgomery ) |
|---|---|
| Karen Johnson Davidson County<br>Batch# 899726 DEEDWARR<br>08/05/2022 11:35:30 AM 5 pgs<br>Fees: $28.00 Taxes: $1,110.00<br>20220805-0089398 | The actual consideration for this transfer or value of property transferred (whichever is greater) is $300,000.00.<br><br>Affiant<br><br>Sworn to and subscribed before me this 2nd day of August, 2022.<br><br>Notary Public<br><br>My Commission Expires: 10/16/2024 |
| PREPARED BY AND RETURN TO:<br>Webb Sanders PLLC<br>3037A Highway 31W<br>P.O. Box 887<br>White House, TN 37188 | TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY |

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Lynn Rice Nation and James Nation<br>2328 Patrick Avenue<br>Old Hickory, TN 37138 | Lynn Rice Nation and James Nation<br>5408 Coventry Lane<br>Nashville, TN 37076 | 044-09-0B-056.00-CO |

THIS GENERAL WARRANTY DEED is made and effective as of the 3rd day of August, 2022 (the "*Effective Date*"), by and between:

MARY GAYLA ANDERSON, AN UNMARRIED WOMAN ("*Grantor*"); and

LYNN RICE NATION AND JAMES NATION, WIFE AND HUSBAND ("*Grantee*").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "*Property*"):

Land in Davidson County, Tennessee, being Unit No. 56, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property

Regime with Private Elements, of record in Instrument No. 20190423-0037385 as amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and in Instrument No. 20201203-0140753, and further amended in Instrument No. 20210224-0022939 and see Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Mary Gayla Anderson, an unmarried woman by Warranty deed from Craighead Partners LLC, a Tennessee limited liability company of record in Instrument No. 20210517-0065839 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 17, 2021.

This is improved property commonly known as 2328 Patrick Avenue, Old Hickory, TN 37138.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Rights or claims of parties in possession not shown by the public records.

2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Easements or claims of easements not shown by the Public Records.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190423-0037385, amended in Instrument No. 20190627-0062402, amended in Instrument No. 20200116-005698 and Attorney' s Certification in Instrument No. 20200406-0036201 and Fifth Amendment in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowners Association of record in Instrument Number 20200206-0014175, in the Register's Office for Davidson County, Tennessee.

5. Easement for Highway Purposes of record in Book 4377, Page 391, in the Register's Office for Davidson County, Tennessee.

6. Notice of Land Use Restrictions of record in Instrument Number 20091002-0091659 and Instrument No. 20091002-0091660, in the Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20011010-0110524, Instrument No. 20011010-0110526, Instrument No. 20011010-0110528 and Instrument No. 20190604-0053339, in the Register's Office for Davidson County, Tennessee.

8. Easement for Water Mains and Appurtenances of record in Book 11008, Page 297 and Book 11008, Page 302, in the Register's Office for Davidson County, Tennessee.

9. Easement Agreement for Roadway, Access and other purposes of record in Book 8421, Page 436, in the Register's Office for Davidson County, Tennessee.

10. Contract for Conveyance and Non-Exclusive Easement of record in Book 5861, Page 693, in the Register's Office for Davidson County, Tennessee.

11. Easements, Conditions and Reservations of record in Book 6274, Page 436 and Book 6392, Page 453, in the Register's Office for Davidson County, Tennessee.

12. Water Easement to Rayon City of record in Book 5861, Page 693, in the Register's Office for Davidson County, Tennessee.

13. Subject to 50 foot Tennessee Natural Gas Transmission Line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive of record in Plat Book 6200, Page 73, as partially abandoned in Instrument No. 20020923-0115686 and Instrument No. 20020923-0115687, in the Register's Office for Davidson County, Tennessee.

14. Dedication of Public Right of Way of record in Instrument Number 20190723-0071867, in the Register's Office for Davidson County, Tennessee.

15. Restriction for Storm Water Facilities and Systems of record in Instrument Number 20190315-0023882, in the Register's Office for Davidson County, Tennessee.

16. Subject to rights of others in and to the common areas and/or elements.

17. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to

Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

**IN WITNESS WHEREOF,** Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

**GRANTOR:**

Mary Gayla Anderson 8-2-2022

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, MARY GAYLA ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2022.

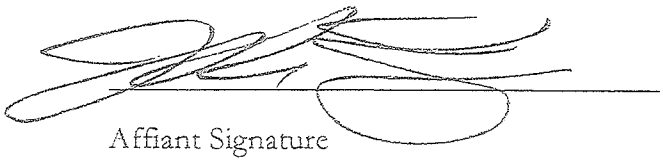
LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 12/22/2024

# Certificate of Authenticity

I, Joshua A. Terry, 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 08/05/2022.



Affiant Signature

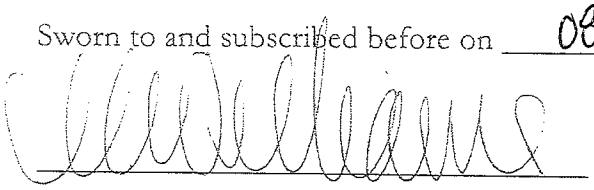
08/05/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 08/05/2022.



Notary Public

My Commission Expires: 5-23-23

