Karen Johnson Davidson County
Batch# 899778 DEEDWARR
08/05/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20220805-0089454

WARRANTY DEED

File #2022070430

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2022.

Daniel Thompson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Johnson	FirstBank	163-02-0C-054.00-CO
(NAME)	(NAME)	
1382 Rural Hill Road	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Amy B. Sample, single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie Johnson, unmarried woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 54, Unit No. 180 as described of Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, in Instrument No. 20061115-0141803 and 20080108-0002295, corrected in Instrument No. 20110609-0044167, Register's Office for said County, to which plan reference is hereby made for a more complete description of said Unit. Description taken from Exhibit "B" of the First Amendment to Master Deed and Bylaws.

Being the same property conveyed to Amy B. Sample, single woman by Warranty deed from Maria V. Guess, a single person of record in Instrument No. 20180416-0035450 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 16, 2018. (Value of consideration shown in aforementioned deed $161,000.00.)

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060404-0038533, 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 Instrument Number 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, Assignment of Declarant's Rights and Developers Rights of record in Instrument Number 20120924-0086420, in the Register's Office for Davidson County, Tennessee.; Sanitary Sewer Easement of record in Instrument Number 20040910-0109391, Instrument Number 20050509-0052192, Instrument No.20050509-0052194 and Instrument No.20050509-0052195 and Instrument No. 20050509-0052191, in the Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreement of record in Instrument Number 20050414-0041609 and Instrument Number 20070723-0087024, in the Register's Office for Davidson County, Tennessee.; Deed and Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9392, Page 520, and Book 9340, Page 316, in the Register's Office for Davidson County, Tennessee.; Rules and Regulations of Autumn Ridge Townhomes of record in Instrument Number 20160316-0025177, in the Register's Office for Davidson County, Tennessee.; Right of Way Easement to American Telephone and Telegraph Company of record in Book 1207, Page 532, in the Register's Office for Davidson County, Tennessee.; Right of Way Easement to Gulf Interstate Gas Company of record in Book 2243, Page 635, in the Register's Office for Davidson County, Tennessee.; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.; Subject to rights of others in and to the common areas and/or elements.; .

unimproved ☐
This is improved ☒ property, known as **1382 Rural Hill Road, Antioch,TN,37013**
(House Number) (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 5th day of August, 2022.

Amy B. Sample

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Amy B Sample, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 5th day of August, 2022.

Notary Public

Commission expires:

2/22/24

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 (date of document).

Affiant Signature

08/05/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of August, 2022.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

