ADDRESS NEW OWNER: Richard Agron
Tracy Anderson
1616 Carson Meadows Lane
Nolensville, TN 37135

SEND TAX BILL TO: The new owner

Karen Johnson Davidson County
Batch# 899849 DEEDWARR
08/05/2022 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220805-0089553

MAP-PARCEL NOS. 188-10-0A 114.00

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, **Leighton Keen FKA Leighton Teague and Jacob Keen, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Richard Agron, an unmarried man, and Tracy Anderson, an unmarried woman, joint tenants with right of survivorship** (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:

Land in Davidson County, Tennessee, being Lot No. 114 on the map entitled Carothers Crossing, Phase 2, Section 2, Lots 62-123, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leighton Teague and Jacob Keen, as joint tenants with right of survivorship, by deed from Bethany Ashley F/K/A Bethany J. Seamon and Benjamin Ashley, wife and husband, recorded June 25, 2020, of record in Instrument No. 20200625-0069020, Register's Office for Davidson County, Tennessee.

Leighton Teague and Jacob Keen have since married each other and Leighton Teague is now known as Leighton Keen. Leighton Teague is one and the same person as Leighton Keen.

This is property with a common address of 1616 Carson Meadows Lane, Nolensville, TN 37135.

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 payment of same being assumed by the Grantees.(2) All matters as shown on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123 Final Plat Subdivision of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee.(3) Declaration of Charter, Easements, Covenants and Restrictions for Carothers Crossings of record in Instrument No. 20070627-0076582, supplemented in Instrument No. 2007821-0099817, Instrument No. 20070821-0099818, amended in Instrument No. 20080515-0049892 and Instrument No. 20171002-0100689, supplemented in Instrument No. 20171002-0100688, Instrument No. 20190321-0025835, and Instrument No. 20210625-0086746, said Register's Office.(4) Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, said Register's Office.(5) Quitclaim Deed to Carothers Crossing Neighborhood Association, Inc. for all open space of record in Instrument No. 20180719-0070522, said Register's Office.(6) Master Deed Restrictions for Carothers Crossing of record in instrument No. 20070627-0076581 as amended in instrument No. 20080515-0049893 and in Instrument No. 20180125-0008094, said Register's Office.(7) Assignment and Assumption of Declarant's rights of record in Instrument No. 20171002-0100690, said Register's Office.(8) Declaration of Easement of record in instrument No. 20140507-0038903 and Instrument No. 20140603-0048042, said Register's Office.(9) Declaration of Right of Way Easement or a Public Roadway with no restriction of record in instrument No. 20070511-0056717 and Instrument No. 20070511-0056718, said Register's Office.(10) Right of Way Easement to Colonial Pipeline Company of record in Book 4588, Page 484, said Register's Office.(11) Stormwater Detention Agreement of record in in Instrument No. 20070702-0078659, said Register's Office.(12) Access, Drainage, Utilities and Pedestrian Easement of record in Instrument No. 20070119-0007972, said Register's Office.(13) Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, said Register's Office.(14) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance of record in instrument No. 20070703-0079178, and Instrument No. 20071026-0126493, said Register's Office.(15) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record In Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, 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 5th day of August 2022.

X Leighton Keen FKA Leighton Teague X Jacob Keen

Leighton Keen FKA Leighton Teague Jacob Keen

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 **Leighton Keen FKA Leighton Teague and Jacob Keen, wife and husband,** 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 5th day of August 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 Williamson

The actual consideration or value, whichever is greater for this transfer is $500,000.00.

Affiant

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Subscribed and sworn before me this 5th day of August 2022.

Notary Public
My Commission Expires: 6/25/25

File No. 2208-157

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8-5-22 (date of document).

Affiant Signature

Date: 8-5-22

State of Tennessee

County of Williamson

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

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

