# WARRANTY DEED

Karen Johnson Davidson County
Batch# 901421 DEEDWARR
08/10/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,783.40
20220810-0090917

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-28-25

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Karl E. Roller Jr. and Leesa K. Roller | New Owner | 188 10 0A 095.00 |
| (NAME) | (NAME) | |
| 2221 Vineyard Garden Ln. | | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, Tennessee 37135 | | |
| (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, We, **Kimberly Stice and Chascidy Davenport, both unmarried, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karl E. Roller Jr. and Leesa K. Roller, husband and wife**, 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. 95, as shown 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 and accurate legal description.

Being the same property conveyed to Kimberly Stice and Chascidy Davenport, both unmarried, as joint tenants with rights of survivorship, by Deed from Carol Jane Bradley, a single woman, of record in Instrument No. 20180305-0020436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Instrument No. 20070807-0093935, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, Instrument No. 2007821-0099817, Instrument No. 20070821-0099818 and in Instrument No. 20080515-00498982,

Master Deed Restriction for Carothers Crossings of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070703-0079178, Easement and Memorandum of Agreement of record Instrument No 20070123-0009057, Stormwater Detention Agreement of record Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and in Instrument No. 20070702-0078659, Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2221 Vineyard Garden Ln., Nolensville, TN 37135

(House Number) (Street) (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 9th day of August, 2022.

Kimberly Stice

Chascidy Davenport

State of Tennessee

County of Rutherford

On this 9th day of August, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kimberly Stice and Chascidy Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11/15/24

Notary Public

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Jameika Jones, 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 **August 9, 2022**.

Date

Jameika Jones

Affiant Signature

8/10/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)