# WARRANTY DEED

Karen Johnson Davidson County
Batch# 902899 DEEDWARR
08/12/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220812-0091857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-20-24
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

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

File No.: 22-0485

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Chase Anthony Lutz and Madison Lutz | SWBC Mortgage Corp. | Map: 053060A00700CO |
| (NAME)<br>1909 Waterford Drive | (NAME)<br>9311 San Pedro #100 | |
| (ADDRESS)<br>Old Hickory, TN 37138 | (ADDRESS)<br>San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**REBECCA A. DAVIS, MARRIED**,

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

**CHASE ANTHONY LUTZ AND MADISON LUTZ, HUSBAND AND WIFE**,

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.7 on the Plan of Waterford, Phase 3, as of record in Book 7900, Page 707, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca A. Davis, unmarried, by deed from Brian Paul Jones and wife, Kelly Maria Moreland Jones, of record in Instrument No. 20010404-0032728, dated March 19, 2001, 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 Book 7900, Page 707, said Register's Office; (3) PUD Boundary of record in Plat Book 6900, Page 540, in the Register's Office for Davidson County, Tennessee; (4) Open Space/Amenities of record in Book 7900, Page 985, in the Register's Office for Davidson County, Tennessee; (5) Quitclaim Deed of common areas to Homeowners Association of record in Book 8715, Page 590, Book 9393, Page 831, Book 9393, Page 833 and Book 9752, Page 82, in the Register's Office for Davidson County, Tennessee; (6) Charter for Homeowners Association of record in Book 8711, Page 701, in the Register's Office for Davidson County, Tennessee; (7) Sewer Line Easement of record in Book 1717, Page 30, in the Register's Office for Davidson County, Tennessee; (8) Right of Way Easement of record in Book 2024, Page 225, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7463, Page 294, amended and supplemented in Book 8694, Page 216, Book 8699, Page 462, Book 9081, Page 63, Book 9112, Page 962, Book 9309, Page 847, Book 9432, Page 988, Book 9530, Page 182, Book 9530, Page 185, Book 9530, Page 189, Book 8715, Page 583, amended in Instrument No. 20090309-0020515, said Register's Office.

The said William G. Oaks, spouse of Rebecca A. Davis, joins in the execution of this instrument to convey all his right, title, and interest, marital or otherwise.

unimproved ☐
This is improved ☒ property, known as 1909 Waterford Drive, Old Hickory, TN 37138
(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 10th day of August, 2022.

Rebecca A. Davis

William G. Oaks

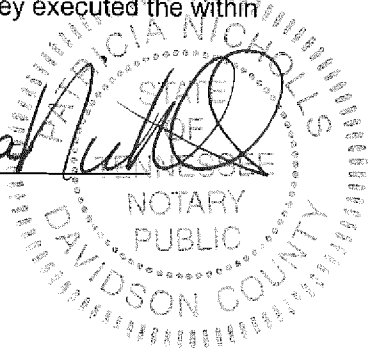
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca A. Davis and William G. Oaks, 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, 10th day of August, 2022.

My Commission Expires: 3/6/24

Notary Public



**True Copy Certification**

I, Yvette Meldrum, 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 Aug. 10, 2022

Signature 8/10/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of August, 2022

Notary's Signature

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024