THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842054** Karen Johnson Davidson County Batch# 904412 **DEEDWARR** 08/17/2022 10:57:01 AM 2 pgs Fees: $13.00 Taxes: $1,424.50 20220817-0093205	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 16th day of August, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Thierry W. Swinson and Tina G. Swinson 30 Ring Around Road Pike Road, AL 36064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075 12 0F 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Casey Williams and Miranda Williams, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thierry W. Swinson and Tina G. Swinson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 aka Unit No. 323, on the plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, as amended in Instrument Nos. 20080103-0000699 and 20120521-0043906, Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Casey Williams, a single man, by Warranty Deed from Danielle Dorman, unmarried, of record in Instrument No. 20201201-0139389, in the Register's Office of Davidson County, Tennessee, dated November 19, 2020 and recorded on December 01, 2020.

Being the same property conveyed to Danielle Dorman, An Unmarried Woman, by Warranty Deed from Shane L. Pitmon, Unmarried, of record in Instrument No. 20150130-0009002, in the Register's Office of Davidson County, Tennessee, dated January 29, 2015 and recorded on January 30, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tulip Cove, as recorded in Instrument No. 20050517-0055768.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906.

Easement for Sanitary Sewer, recorded in Book 4123, Page 640.

Easement for Broadband Communications, recorded in Instrument No. 20160301-0019393.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040609-0068086.

Utility Codes Letter for Detached Structure recorded in Book 10413, Page 841 and Full Release of Code Enforcement Notice recorded in Instrument No. 20151207-0123172.

This is improved property located at 735 Tulip Grove Road #323 Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2022.

Casey Williams

Casey Williams

Miranda Williams

Miranda Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Casey Williams and Miranda Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2022.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____