Karen Johnson Davidson County
Batch# 911248 **DEEDWARR**
09/01/2022 09:44:24 AM 2 pgs
Fees: $13.00 Taxes: $1,088.36

20220901-0098555

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $294,150.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of August, 2022.

NOTARY PUBLIC

My commission expires: 7/1/23

SANDY MCCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert Preston Bond, Jr. and Jordan Davidson	Evansville Teachers Federal Credit Union	044-09-0B-107.00 CO
(NAME)	(NAME)	
2352 Patrick Avenue	1200 Forest Bridge Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Louisville, KY 40223	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Emily Grace LaRose, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert Preston Bond, Jr., and unmarried man and Jordan Davidson, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 107 on the plan of the Rowhouses at Robinson Road (Phase 2), as shown on Exhibit "C-2" of the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190423-0037385, and amended as Instrument Nos. 20190627-0062402, 20200116-0005698, 20201203-0140753, 20210224-0022939 (being said Fourth Amendment), and 20210825-0115036, with Attorney's Certificate of record as Instrument No 20200406-0036201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to EMILY GRACE LAROSE, AN UNMARRIED WOMAN, by deed from CRAIGHEAD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20211116-0152316, dated November 15, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 2352 Patrick Avenue, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of August, 2022.

Emily Grace LaRose

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Grace LaRose, the herein bargainor, 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 the 31st day of August, 2022.

Notary Public
My Commission Expires: 3/19/2025

