WARRANTY DEED

Karen Johnson Davidson County
Batch# 911948 DEEDWARR
09/02/2022 10:31:31 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20220902-0099177

W-VRE-22-2041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER (S)
Virginia W. Emerson	**NEW OWNER**	
(NAME)	(NAME)	**114-07-0A-035-00-CO**
2041 Traemoor Village Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLMAN MICHAEL JOHNSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIRGINIA W. EMERSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 35 of Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Traemoor Village of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145 and as amended in Instrument No. 20080808-0081934, Instrument No. 20210210-0018739, Instrument No. 20210210-0018740, Instrument No. 20210210-0018741, Instrument No. 20210210-0018742 and Instrument No. 20210210-0018743, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Colman Michael Johnson, Single man by Warranty Deed from Lori A. Coburn, a Single Person of record in Instrument No. 20191127-0122917 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 27, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions with Private Elements establishing a Horizontal Property Regime of The Townhomes of Traemoor Village of record in Instrument No. 20070323-0035561, and Amended and Restated in Instrument No. 20080318-0027145 as amended in Instrument No. 20080808-0081934, Instrument No. 20210210-0018739, Instrument No. 20210210-0018740, Instrument No. 20210210-0018741, Instrument No. 20210210-0018742 and Instrument No. 20210210-0018743, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20070725-0088225, and in Quit Claim filed in Instrument Number 20080819-0085122, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20081219-0121382, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities Easement of record in Book 7142, Page 463, Register's Office for Davidson County, Tennessee.
- Subject to any and all visible easements lying on and across the property, including but not limited to a

Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7847, Page 385, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2041 Traemoor Village Dr., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF AUGUST, 2022.

Colman Michael Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLMAN MICHAEL JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212