Karen Johnson Davidson County
Batch# 912503 DEEDWARR
09/02/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20220902-0099517

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $459,900.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2022. Notary Public My commission expires: 9/20/2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Joseph Criscione and Tambra M. Criscione	**New Owner**	**098-13-0A-074.00CO**
205 Cadey Cove		
Hermitage, TN 37076		

FOR AND IN 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,

Jonathan Brent Palk and Paula Jackson Palk, husband and wife

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

Anthony Joseph Criscione and Tambra M. Criscione, 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. 74 on the Plan of Phase One, Section Six, New Hope Point of record in Plat Book 9700, Page 859, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Brent Palk and Paula Jackson Palk by Warranty Deed from Christopher T. Carnahan and wife, Haley L. Carnahan, dated April 26, 2002, of record in Instrument No. 20020429-0052274, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Page 859, Register's Office for Davidson, County Tennessee.
Restrictive covenants contained in an instrument of record in Book 10290, Page 1, amended in Book 10330, Page 782, Book 10659, Page 528, Book 11394, Page 73, Instrument No. 20000628-0064247, Instrument No. 20000628-0064248, Instrument No. 20000628-0064249, Instrument No. 20220113-0004725, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20080623-0064598, amended in Instrument No. 20160128-0008367 Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 9700, Page 275, corrected in Instrument No. 20010531-0056257, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20000607-0056879, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20000607-0056880, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress and Egress of record in Book 3911, Page 875, in the Register's Office for Davidson County,

Tennessee.
Storm Water Detention Agreement of record in Book 11387, Page 925, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Sanitary Sewer of record in Book 11030, Page 845, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 205 Cadey Cove, Hermitage, TN 37076.

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 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 my/our hand(s) this 2nd day of September, 2022.

X _____
Jonathan Brent Palk

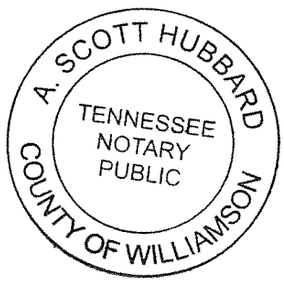
X _____
Paula Jackson Palk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jonathan Brent Palk and Paula Jackson Palk**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2022.

_____
Notary Signature
My commission expires: 11-5-2024



File #: 22-519
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 2, 2022.

J. Carlton Drumwright

September 2, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 2, 2022.

Notary

My Commission Expires: 12/18/22

