Karen Johnson Davidson County
Batch# 917642 DEEDWARR
09/16/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220916-0103517

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson fx

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2022-1307

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Doughty	Guaranteed Rate, Inc.	181-01-0B-300.00-CO
(NAME)	(NAME)	
2216 Sweet Oak Court	1900 W. Loyola Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chicago IL 60613-2541	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Maynard and Kristina Maynard, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Doughty, an unmarried man,** 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. 57 on the Plan of Sugar Valley, 2nd Addition, Section Two of Phase Three of record in Plat at Instrument No. 20140506-00038378, 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 Michael Maynard and Kristina Maynard, husband and wife by Warranty Deed from Stuart Shearin and Jennifer H. Shearin, husband and wife of record in Instrument No. 20190715-0068640 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 15, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument No. 20140506-0038378, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14, and as made applicable in Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee. Charter of Sugar Valley Homeowner's Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee. Subject to Deeds of Conveyance of Open Space to Sugar Valley Homeowner's Association of record in Instrument No. 20000425-0041128, Instrument No. 20140808-071504, Instrument No. 20100225-0014274, and Instrument No. 20130711-

0071995, in the Register's Office for Davidson County, Tennessee. By-Laws of Sugar Valley Homeowner's Association, RS10 Cluster Lot Subdivision Homeowners' Association of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee. Sanitary Sewers Easements of record in Book 9487, Page 901, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 200407230088186 and Instrument No, 200403050025147, in the Register's Office for Davidson County, Tennessee. General Warranty Deed executed by Gulf Interstate Gas Company of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee. Subject to Right of Way Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and in Book 2244, Page 11., in the Register's Office for Davidson County, Tennessee..

This property, known as 2216 Sweet Oak Court, Nashville, TN 37211
(House Number) (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 my/our hand(s) this 15th DAY OF Sept, 2022.

Michael Maynard by Yvette Meldrum his attny-in-fact

Michael Maynard by Yvette Meldrum, his Attorney-in Fact

Kristina Maynard by Yvette Meldrum her attny-in-fact

Kristina Maynard by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Michael Maynard and Kristina Maynard, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Michael Maynard and Kristina Maynard, as their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 202209160103516, Register's Office Davidson County, Tennessee

Witness my hand and official seal, this the 15th day of September, 2022.

Notary Public

My Commission Expires: 4-20-2024
(SEAL)

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/16/2022 ____ (date of document).

Affiant Signature

09/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL