Karen Johnson Davidson County
Batch# 918276 DEEDWARR
09/19/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220919-0103997

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842100**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2022. Notary Public My Commission Expires: 11/16/2024

WARRANTY DEED

Address New Owner: Perrin Moriah Holloway 629 Exmoor Drive Goodlettsville TN 37072	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 025-08-0A-108.00-CO

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, **Charity Dawn Whan and Tyler Henry Melen, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Perrin Moriah Holloway , an unmarried individual**, ("Grantee"), his 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. 108 on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Charity Dawn Whan, unmarried and Tyler Henry Melen, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210714-0094638 Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 14, 2021.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 547, Page 46 and Instrument Number 20191112-0116375, Instrument No. 20130110-0003257 Register's Office of Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 5195, Page 443, in the Register's Office for Davidson County, Tennessee.

Overhead Line Easement of record in Book 6113, Page 624, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement for Road of record in Book 2014, Page 308, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement and Utility Easement of record in Book 3164, Page 487, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement of Private Storm Water Management Facilities of record in Instrument Number 20180629-0062942, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument Number 20190418-0035627, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 3255, Page 507, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Instrument Number 20130118-0006195, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190503-0041704, amended in Instrument No. 20200108-0002728 and amended in Instrument No. 20200706-0072345, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Open Space Quitclaim Deed of record in Instrument Number 20220223-0020614, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 629 Exmoor Drive Goodlettsville TN 37072

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, Grantors have executed this instrument on this 16th day of September, 2022.

Charity Dawn Whan

Tyler Henry Melen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charity Dawn Whan and Tyler Henry Melen, 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 September, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/16/2022.

Date

Affiant Signature

9/16/2022

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025