Karen Johnson Davidson County
Batch# 921823 DEEDWARR
09/27/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220927-0106704

**Prepared by and Return to:**
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Brad Krivensky State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 270,000.00.

Affiant

Subscribed and Sworn before me this 23rd day of September , 2022.

Notary Public
My commission expires: 6/27/25

| ADDRESS OF NEW OWNER: | SEND TAX BILLS DUE: | TAX INFORMATION: |
|---|---|---|
| Casey Derosa<br>18631 N 46th Drive,<br>Glendale, AZ 85308 | New Owner | 122010A39800CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cyndi Sands, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Casey Derosa, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

*Land in Davidson County, Tennessee being Unit No. 64 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.*

*Being part of the same property conveyed to James r. Carbine, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary by deed from Recorp-Percy Priest Associates Limited Partnership, an Arizona limited partnership, of record in Book 11539, Page 337, and Book 11539, Page 344, dated June 22, 1999 recorded June 23, 1999, Register's Office for Davidson County, Tennessee.*

*Being a portion of the same property conveyed to Ole South Properties, Inc. by Warranty Deed from James R. Carbine, Trustee of record as Instrument Number 20031009-0150242, dated October 01, 2003 recorded October 09, 2003, Register's Office for Davidson County, Tennessee.*

*Being the same property conveyed to Cyndi Sands, unmarried, from Ole South Properties, Inc. by Warranty Deed dated February 17, 2004 recorded as Instrument Number 20040219-0019417 on February 19, 2004.*

*-Subject to all matters of record in Instrument Number 20020725-00895575, Register's Office for Davidson County, Tennessee.*
*-Subject to restrictive covenants of record in Instrument Number 20000607-0056981, Instrument Number 20001011-0101044, Instrument Number 20020725-0089575, Instrument Number 20020904-0107261, Register's Office for Davidson County, Tennessee.*
*-Subject to Easements/Agreement of record in Book 8332, page 982, Instrument Number 20000612-0058346, Instrument Number 20000419-0039023 , Register's Office for Davidson County, Tennessee.*
*-Subject to Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of*

*record in Instrument Number 20001205-0119722, Register's Office for Davidson County, Tennessee.*
*-Subject to terms and conditions of the Bylaws/Charter of Woodland Point Homeowners Association, Inc. of record in Instrument Number 20001011-0101044, Instrument Number 20001013-0102000, Instrument Number 20020222-0022863, Register's Office for said County.*
*-Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.*

This is [X] improved [ ] unimproved property known as 302 Doe Ridge Court, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 23rd day of September, 2022.

Cyndi Sands

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 23rd day of September, 2022, before me personally appeared Cyndi Sands, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2022.

Notary Signature
My commission expires: 10/22/23

NICHOLAS [illegible] POWELL
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 10-22-2023
COUNTY OF RUTHERFORD

**Tennessee Certification of Electronic Document**

I, Patricia Nicks 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 09-23-2022 (date of document).

Affiant Signature

09-23-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of September, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

