Karen Johnson Davidson County
Batch# 924914 DEEDWARR
10/04/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221004-0109230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,999.00.

Kristen Lockert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

JM-RR-22-3376

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)
Kristen Lockert and Demanuel Lockert	**NEW OWNER**	
(NAME)	(NAME)	**059-15-0A-169.00-CO**
3376 William Bailey Dr	3376 William Bailey Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, **AMBER A. ADKERSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN LOCKERT AND DEMANUEL LOCKERT, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plat of Phase Six and Seven Chateau Valle, as shown by plat of record in Plat at Instrument No. 20091211-0113102, 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 Amber A. Adkerson, an unmarried woman by Quitclaim deed from Amber A. Adkerson, an unmarried woman and Eric L. Green, a married man of record in Instrument No. 20170620-0061746 Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 20, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Instrument No. 20091211-0113102, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7835, Page 86, and in Instrument No. 20101117-0092122, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Chateau Valley Phases Six and Seven Open Space Common Area & Water Quality Unit of record in Instrument No. 20101117-0092123, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Chateau Valley Phases 6 & 7 of record in Instrument No. 20070329-0037729, in the Register's Office for Davidson County, Tennessee.
- Storm water Detention Agreements of record in Book 7702, Page 428, Book 7702, Page 434, and in Instrument No. 20031010-0150642, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities and Drainage Easement of record in Instrument No. 20050103-0000576, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to South Central Bell Telephone Co. of record in Book 8168, Page 660, in the Register's Office for DavidsonCounty, Tennessee.
- Deed Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 8204, Page 231, and in Book 8377, Page 948, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services for Water Mains of record in Book 8204, Page 271, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication for Sanitary sewers and/ or Storm drainage or Water Mains & Appurtenances of record in Book 9466, Page 749, 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: **3376 William Bailey Dr, Nashville, Tennessee 37207**.

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 3rd DAY OF OCTOBER, 2022.

Amber A. Adkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMBER A. ADKERSON, 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 3rd of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Holly A. Mason, 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 October 3, 2022.

Affiant Signature

10/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022