# WARRANTY DEED

Karen Johnson Davidson County
Batch# 925179 DEEDWARR
10/04/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20221004-0109591

B-RF-22-01515-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-05-2025

**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) |
|---|---|---|
| **Geno Newby** | New owner | |
| (NAME) | (NAME) | |
| **1515 Bridgecrest Drive, #210** | 1515 Bridgecrest Dr. #210 | **149-15-0B-006.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Antioch, TN 37013 | |
| (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, **ERIN Q SULLIVAN, A SINGLE WOMAN, AND MARGARET L SULLIVAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GENO NEWBY, A MARRIED MAN** 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 Unit No. 210 on the Plan of Cambridge Forest Townhomes, as shown by plat appearing of record in Instrument No. 20040224-0020966, and as established by Declaration of Covenants, Conditions and restrictions for Cambridge Forest Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20030806-0112013, as amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961 and Instrument No. 20160502-0042419, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erin Q. Sullivan, a single woman and Margaret L. Sullivan, a single woman, as tenants in common with right of survivorship by Warranty Deed from Charles E. Jennins, a married man of record in Instrument No. 20171108-0115023 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 08, 2017.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020213-0018958, revised in Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, 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 10332, Page 1, amended in Book 10774, Page 723, Instrument No. 20030806-0112013 and amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961 and Instrument No. 20160502-0042419, Instrument No. 20220713-0080376 and Instrument No. 20220713-0080377 Register's Office for Davidson County, Tennessee.
- Right of Way Easement and Agreement for Use and Maintenance of Private Road across Blackman Property of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.
- Sewer and/or Drainage Easement of record in Book 6881, Page 320 and Book 7453, Page 445, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement (20'wide) along Westerly Boundary Line of record in Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7632, Page 962, Book 10805, Page 497 and Instrument No. 20010202-0010454, in the Register's Office for Davidson County, Tennessee.
- All Matters Shown on the plan of record in Book 6900, Page 561 and 562, in the Register's Office for Davidson County, Tennessee. and Plan Book 3, Page 26, Chancery Court for Davidson County, Tennessee.

• Grant of Easement of record in Instrument Number 20121114-0104688, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Holiday Decorations Rule of record in Instrument Number 20160412-0034962, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc. Rule Regarding Vehicles of record in Instrument Number 20160412-0034963, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Dumpster Rules of record in Instrument Number 20160412-0034964, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Parking Rules of record in Instrument Number 20160502-0042420, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Leasing Rule of record in Instrument No. 20160502-0042421 and Instrument No. 20160502-0042422, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, in the Register's Office for Davidson County, Tennessee.
• Option to Purchase Real Estate of record in Book 10953, Page 640, 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: **1515 Bridgecrest Drive, #210, Antioch, Tennessee 37013**.

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 28th DAY OF SEPTEMBER, 2022.

Erin Q Sullivan
Erin Q Sullivan

Margaret L Sullivan
Margaret L Sullivan

STATE OF Maryland
COUNTY OF Baltimore

*Margaret L. Sullivan and

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN Q SULLIVAN, 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. they

Witness my hand and official seal, this the 28th of September, 2022.

Maria Papavasilis
Notary Public
My Commission Expires: November 20, 2023
(SEAL)

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2023
#39027

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET L SULLIVAN, 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 28th of September, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Certificate of Authenticity

I, Emily Manno, 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 9/28/22.

Date

Affiant Signature

9/28/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of September, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON