WARRANTY DEED

Karen Johnson Davidson County
Batch# 925311 DEEDWARR
10/05/2022 10:03:39 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20221005-0109774

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Donnell Dupress Morris and Stephen Patrick Jackson	New owners	135-12-B-112
(NAME)	(NAME)	
2334 Nashboro Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221750

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, I/we, **Frank Russell** , hereinafter called the GRANTOR. have bargained and sold, and by these presents do transfer and convey unto **Donnell Morris and** spouse, **Stephen Jackson**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 112, on the Horizontal Property Regime, Private Element Plat, Nashboro-Fairway Pointe, as shown by plat appearing of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Frank Russell by Warranty Deed from Oley, Inc., dated July 18, 2022 and filed of record in Instrument No. 20220722-0084087, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro-Fairway Pointe and filed of record in Book 4827, page 14; Book 11703, page 520; Instrument No. 20010322-0027768 and Charter of the Fairway Pointe Homeowner's Association of record in Book 11703, page 518, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to common areas and/or elements.

Also subject to:

Right of Way Dedication in Book 4460, page 149, Register's Office for said County.

Sanitary sewer Easements appearing of record in Book 8870, page 887, Book 8870, page 932, Book 8870, page 887, Register's Office for said County, to Stormwater Detention Agreements of record in Instrument 20010314-0024179 and Instrument 20020815-0096780, Register's Office for said County.

Easements for Metro Government appearing of record in Book 4868, page 74 and Book 4815, page 425, Register's Office for said County.

Easements appearing of record in Book 10110, page 854, Book 4868, page 74 and Book 4815, page 425, Register's Office for said County.

Subject to overhead line Easement appearing of record in Book 4815, page 425, Register's Office for said County.

Judgment of Declaration of Taking for J Percy Priest Dam appearing of record in Book 4254, page 410, Register's Office for said County.

Terms and provisions of Memorandum of Lease appearing of record in Book 10690, page 327, and Book 10690, page 327, Register's Office for said County.

Agreements in License for Use of Fitness Center and Swimming Pools appearing of record in Instrument 20020507-0056329, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2334 Nashboro Blvd., Nashville, TN 37217
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of September, 2022

Frank Russell

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Frank Russell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of September, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

Return to:
Lively Title and Escrow, LLC
2912 21st Avenue South
Nashville, TN 37212
FILE #: JM-RF-22-2334