Karen Johnson Davidson County
Batch# 926185 DEEDWARR
10/05/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20221005-0110072

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $765,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2022.

Notary Public

My commission expires: 7/6/2026

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kevin Bach and Jenny Bach	**New Owner**	**160-16-0B-051.00CO**
5579 Hill Road	5579 HILL ROAD	
Brentwood, TN 37027	BRENTWOOD TN 37027	

FOR AND IN 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, WE,

Matthew Houston, a married man, and Charles S. Houston, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Bach and Jenny Bach, husband and wife, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Pages 936-941, 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 Matthew Houston, an unmarried man and Charles S. Houston, an unmarried man, by Warranty Deed from Mayra Oneyra Franco-Romero, dated July 28, 2014, of record in Instrument No. 20140807-0071183, Register's Office for Davidson County, Tennessee. Both Matthew Houston and Charles S. Houston having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Pages 936-941, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000531-0053798, amended in Instrument No. 20000831-0086366, Instrument No. 20150109-0002674, Instrument No. 20161020-0111124, Instrument No. 20161020-0111125, Instrument No. 20030722-0102584 (for lot 54), Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20191001-0100090, amended in Instrument No. 20211012-0136738, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20000524-0051842, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20010208-0012529 and Instrument No. 20010208-0012530, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 9700, Pages 653 and 654, in the Register's Office for Davidson County, Tennessee.

Easement to State of Tennessee of record in Book 7902, Page 389, in the Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 8731, Page 320, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, Page 281 and Book 11115, Page 286, in the Register's Office for Davidson County, Tennessee.
Brentwood Chase Community Association Leasing Rules of record in Instrument No. 20210517-0065773, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5579 Hill Road, Brentwood, TN 37027.

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 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 GRANTEES, 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 3rd day of October, 2022.

Matthew Houston

*Ashley Houston, spouse of Matthew Houston, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Ashley Houston

Charles S. Houston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Matthew Houston, Ashley Houston and Charles S. Houston,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2022.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 22-540
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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**.

Date

Affiant Signature

October 5, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)