Karen Johnson Davidson County
Batch# 928726 DEEDWARR
10/12/2022 01:21:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20221012-0111946

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me on Oct. 12, 2022

NOTARY PUBLIC

My Commission Expires: 5/15/25

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 05, 2025

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36078

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
James Tieman and Carolyn Waterbury-Tieman 6373 Sunnywood Drive Antioch, TN 37013	NEW OWNER	173-9-B-061.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Neil C. Collins and Karen A. Collins, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **James Tieman and Carolyn Waterbury-Tieman, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 223 on the Plan of Section Two Barnes Cove of record as Instrument No 20040604-0065966, Register's Office for said Couny, to which reference is hereby made for a more complete description.

Being the same property conveyed to Neil C. Collins and wife, Karen A. Collins, by Warranty Deed dated August 18, 2005 and recorded August 22, 2005 from Great Southern Homes, Inc., a Tennessee corporation as Instrument No. 20050822-0099789 and re-recorded as Instrument No. 20051121-0139986, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been paid by the Grantors and prorated between the parties, and taxes or special assessments which are not shown as existing liens by the public records
2. Declaration of Covenants, Conditions and Restrictions for Barnes Cove of record as Instrument No. 20021217-0155806, Instrument No. 20040429-0048624 and Instrument No. 20110720-0055565 in said Register's Office.
3. Articles of Organization of record in Book 10936, page 173, in said Register's Office.
4. Charter for Barnes Cove Homeowners' Association of record as Instrument No. 20021217-0155805 in said Register's Office.
5. Sanitary sewer/storm drainage easement of record as Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473 in said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20020408-0042673 in said Register's Office.
7. Right of Way Easement of record in Book 5215, page 482, in said Register's Office.
8. Ingress/Egress Easement of record In Book 5385, page 986, in said Register's Office.
9. Quitclaim Deed to Barnes Cove Homeowners' Association of record as Instrument No. 20130610-0058651, said Register's Office.
10. The rights of others in and to the common areas.
11. The lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
12. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

6373 Sunnywood Drive, Antioch, TN 37013

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 11th day of October, 2022.

Neil C. Collins

Karen A. Collins

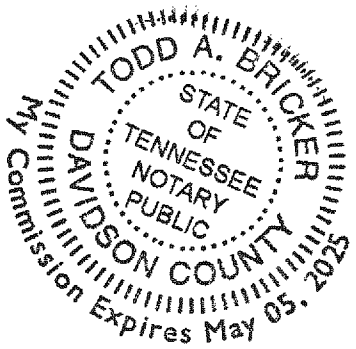
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Neil C. Collins and Karen A. Collins to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on October 11, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-11-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-11-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM