WARRANTY DEED

Karen Johnson Davidson County
Batch# 933477 DEEDWARR
10/25/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20221025-0115503

File #22-DM-0442-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carenna S. Collins	**Freedom Mortgage Corporation**	
(NAME)	(NAME)	
442 Flintlock Ct.	**907 Pleasant Valley Avenue**	**135 16 0B 021.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Mount Laurel Township, NJ 08054**	
(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, **FALLOS PRIVATE PROPERTY INVESTMENTS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARENNA S. COLLINS, AN UNMARRIED PERSON,** 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. 21 on the map entitled Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for said Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael P. Fallos and wife, Dawn Marie Fallos, as Tenants by the Entirety, by Warranty Deed from Thaddeus Bentley, unmarried, of record in Instrument No. 20090121-0005040, in the Register's Office of Davidson County, Tennessee, dated January 16, 2009 and recorded on January 21, 2009.

Being the same property conveyed to Michael F. Fallos, by Quitclaim Deed from Dawn Marie Fallos, of record in Instrument No. 20110106-0001976, in the Register's Office of Davidson County, Tennessee, dated January 06, 2011 and recorded on January 06, 2011.

Being a part of the property conveyed to Fallos Private Property Investments, Inc., a Tennessee Corporation, by Quitclaim Deed from Michael P. Fallos AKA Michael F. Fallos, AKA Mike Fallos, of record in Instrument No. 20120504-0038753, in the Register's Office of Davidson County, Tennessee, dated April 30, 2012 and recorded on May 04, 2012.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodridge at Nashboro Village, Nashboro Village-Tract 11, as recorded in Instrument No. 20021120-0143949.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tract 11 of Nashboro Village, as recorded in Plat Book 4660, Page(s) 157 .

*Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, Instrument No. 20021104-0134724 as amended in Instrument No. 20030610-0080281 and 20050520-0056888.
*Easement for Overhead lines, recorded in Book 4821, Page 105 and Book 4821, Page 111.
*Easement recorded in Book 10110, Page 854 and Instrument No. 20180611-0055675.
*Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20020820-0100403.
*Design Standards for Nashboro Village Tract 11 recorded in Instrument No. 20020507-0056331
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **442 Flintlock Court, Nashville, TN 37217**.

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 21st day of October, 2022.

Fallos Private Property Investments, Inc., a Tennessee Corporation

By: _____
Michael Fallos, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Michael Fallos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Fallos Private Property Investments, Inc., the within named bargainor, a Corporation, and that such Michael Fallos as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Davidson County, TN, this 21st day of October, 2022.

_____
Notary Signature

Printed Name: John Bishop

My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 21st day of October, 2022.

Affiant Signature
Date 10/21/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON