Karen Johnson Davidson County
Batch# 934018 DEEDWARR
10/27/2022 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,692.75
20221027-0116223

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023

(AFFIX SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

DM-C-22-609

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)
Michael James Marley and Ruben Eduardo Martino	New owner	
(NAME)	(NAME)	**058 09 0A 304.00**
609 Childress Xing		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **PATRICK HADLEY AND ALEXANDRA HADLEY, FKA ALEXANDRA ORTIZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL JAMES MARLEY, AN UNMARRIED PERSON, AND RUBEN EDUARDO MARTINO, AN UNMARRIED PERSON, AS JOINT TENANTS IN COMMON WITHOUT RIGHTS OF SURVIVORSHIP,** 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 Lot No. 304 on the Plan of Jordan Ridge At Eaton's Creek, Phase 11, "A Cluster Lot Planned Unit Development" Formerly Creekside Trails of record in Plat at Instrument No. 20100126-0006479, 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 Patrick Hadley, A Single Man, and Alexandra Ortiz, A Single Woman, by Warranty Deed from Lucas J. Haas and Christina Marie Haas, Formerly Known As Christina M. Weidel, Husband and Wife, of record in Instrument No. 20190417-0035143, in the Register's Office of Davidson County, Tennessee, dated April 10, 2019 and recorded on April 17, 2019. Patrick Hadley and Alexandra Ortiz have since married. Alexandra Ortiz is now known as Alexandra Hadley.

This conveyance is subject to:
• Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jordan Ridge At Eaton's Creek, Phase 11, "A Cluster Lot Planned Unit Development" Formerly Creekside Trails, as recorded in Instrument No. 20100126-0006479.
• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000915-0092002, and Supplemental Amendment recorded in Instrument No. 20011025-0117168, and Second Supplemental Amendment recorded Instrument No. 20020828-0103983, and Third Supplemental Amendment recorded Instrument No. 20041229-0153372, and Assumption of Declarant Rights and Obligations Creekside Trails (also known as Eaton's Creek Park) recorded in Instrument No. 20041229-0153373 and Fourth Supplemental Amendment recorded Instrument No. 20061120-0143523 and Amendment to By-Laws recorded in Instrument No. 20141218-0115782.
• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061120-0143524, and First Supplemental Amendment recorded Instrument No. 20070905-0106402, and Second Supplemental Amendment recorded Instrument No. 20110216-0013313.
• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5300, Page 903; Book 7170, Page 775; Book 7170, Page 778 and Book 8326, Page 230.
• Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6186, Page 235.
• Easement for Water Mains and Appurtenances, recorded in Book 6255, Page 578.
• Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20001011-0100954; 20060126-0009689 and 20070112-0005338.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 Childress Xing, Nashville, Tennessee 37218**.

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 26 DAY OF OCTOBER, 2022.

Patrick Hadley by Logan Bell as Attorney in Fact
Patrick Hadley by Logan Bell as Attorney-in-Fact
Alexandra Hadley by Logan Bell as Attorney in Fact
Alexandra Hadley f/k/a Alexandra Ortiz by Logan Bell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK HADLEY AND ALEXANDRA HADLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICK HADLEY AND ALEXANDRA HADLEY.

Witness my hand and official seal, this the 26th of October, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Kayla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 10.26.2022 (date of document).

Affiant Signature

10.26.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 26th day of October, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25