Karen Johnson Davidson County
Batch# 936615 DEEDWARR
11/01/2022 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,334.70
20221101-0117910

WARRANTY DEED

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $631,000.00.

Affiant

Subscribed and sworn to before me, this the 31 day of October, 2022

Notary Public
My commission expires: 3/17/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

File # 36283-5

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carol Lynn O'Neill and **Martin James O'Neill** **2101 Sherbrooke Lane** **Nashville, TN 37211**	**"NEW OWNER"**	**180-04-0-A-075.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Susan G. Ritter, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Lynn O'Neill and Martin James O'Neill, wife and husband,** 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. 131 on the Plan of Revision One, Section Three, Highland Creek, as recorded in Instrument No. 20030716-0099524, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

BEING the same property vested in Susan G. Ritter, unmarried, by Warranty Deed dated 02/12/2003, from Holt Valley, a Tennessee general partnership, of record in Instrument No. 20030214-0020540, Register's Office for Davidson County, Tennessee.

Kevin Vaughn Woodward, spouse of the above named, Susan G. Ritter, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This is improved property, known as **2101 Sherbrooke Lane, Nashville, TN 37211**

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

1. The Plan of record in Instrument No. 20030716-0099524, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2. Declaration of Covenants, Conditions and Restrictions of Highland Creek, of record in Book 11568, Page 311, Register's Office for Davidson County, Tennessee, and First Supplement of record as Instrument No. 20000413-0037474.
3. Easements for Sanitary Sewer and Storm Drainage of record in Book 10316, Page 569, in Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516, and in Book 10569, page 732, Register's Office for Davidson County, Tennessee.
4. By-Laws of Highland Creek of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Book 11338, Page 738, said Register's Office.
6. Ingress and Egress Easement of record in Book 5266, Page 40, Register's Office for Davidson County, Tennessee. Facts which would be disclosed by a comprehensive survey of the premises herein described.

7. Rights and claims of parties in possession.
8. Dedication of common areas to Highland Creek Homeowner's Association, Inc., of record in Instrument No. 20031014-0151693, said Register's Office.
9. Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

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 28 day of **October, 2022.**

Susan G. Ritter

Kevin Vaughn Woodward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Susan G. Ritter,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of **October, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Kevin Vaughn Woodward,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of **October, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, 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 31, 2022.

Signature
Date: October 31, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of October, 2022 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD