WARRANTY DEED

Karen Johnson Davidson County
Batch# 940690 DEEDWARR
11/14/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20221114-0121302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Josephine Donchez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0693

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephanie D. Haynes-Butts	**New Owner**	Map: 163040A13200CO
(NAME) 3001 Hamilton Church Rd. #132	(NAME) **at property address**	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-SEVEN THOUSAND AND NO/100 DOLLARS ($247,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CANDACE A. SYDNOR, UNMARRIED AND BOBBY SYDNOR AND WIFE, PEARLIE SYDNOR,

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

STEPHANIE D. HAYNES-BUTTS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 132, Hamilton Crossings Townhomes, Phase 2, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Candace A. Sydnor, unmarried and Bobby Sydnor and wife, Pearlie Sydnor as tenants in common with right of survivorship, by deed from Obiageli A. Nnodo and husband, Chukwudinma Nnodu, of record in Instrument No. 20160630-0066708, dated June 28, 2016, Register's

Office for said County. Also see Scrivener's Affidavit of record in Instrument No. 20160706-0068874, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) Storm Water Detention Agreement of record in Instrument No. 20030731-0108672, said Register's Office; (3) Easement to Gulf Interstate Gas Co. of record in Book, 2242, Page 245, and Book 4457, Page 377, said Register's Office; (4) Easement to Culumbia Gulf Transmission Company of record in Book, 4215, Page 630, Book 2284, Page 531, and Book 3537, Page 16, said Register's Office; (5) Gas Line Easement of record in Book, 2242, Page 241, Book 2875, Page 299, Book 4081, Page 799, and Book 4457, Page 364, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions, and By-Laws, of record in Instrument No. 20040212-0016945, and amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731, Instrument No. 20060206-0014793, and Instrument No. 20040212-0016946, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3001 Hamilton Church Rd. #132, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 forever; and we do covenant with 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 our hands this 10th day of November, 2022.

Candace A. Sydnor
Candace A. Sydnor

Bobby Sydnor
Bobby Sydnor

Pearlie Sydnor
Pearlie Sydnor

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candace A. Sydnor and Bobby Sydnor and Pearlie Sydnor, 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 this, 10th day of November, 2022.

My Commission Expires:
1/3/23

Notary Public

Certificate of Authenticity

I, Holly A. Mason, 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 November 10, 2022.

Affiant Signature

11/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of November, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25