G#36142-9 (kg) BOX #14

# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 941168 DEEDWARRSP
11/15/2022 09:51:52 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20221115-0121603

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$289,900.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2022.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Joseph J. Stratta, Elizabeth M. Stratta & Antionette Griffin** | **"New Owners"** | **044 09 0 C 169 00 CO** |
| **2023 Axis Avenue** | | |
| **Old Hickory, TN 37138** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Craighead Partners, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Joseph J. Stratta and Elizabeth M. Stratta, husband and wife, as to an undivided 50% interest (the "Entirety Interest"), and Antionette Griffin, as to an undivided 50% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship**

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 Unit No. 169, Phase 3, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, in Instrument No. 20200116-0005698, in Instrument No. 20201203-0140753, in Instrument No. 20210224-0022939, and in Instrument No. 20210825-0115036, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fifth Amendment to the Declarations of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**BEING part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 27, 2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556, and by Quitclaim Deed dated December 27, 2018, of record in Instrument No. 20181231-0126557, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan as set out on Exhibits "C-1" and "C-2" to the Fifth Amendment to the Declarations of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee;**

**2) Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and By-Laws for Rowhouses at Robinson Road Corporation appended thereto, and as amended in Instrument No. 20190627-0062402, in Instrument No. 20200116-0005698, in Instrument No. 20201203-0140753, and in Instrument No. 20210224-0022939, and in Instrument No. 20210825-0115036, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee;**

**3) Charter of Rowhouses at Robinson Road Corporation of record in Instrument No. 20200206-0014175, Register's Office for Davidson County, Tennessee;**

**4) Easement for highway purposes recorded in Book 4377, Page 391, said Register's Office;**

**5) A 50 feet Tennessee Natural Gas Transmission line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive, of record in Plat Book 6200, Page 73, said Register's Office, as partially abandoned in Instrument Nos. 20020923-0115686 and 20020923-0115687, said Register's Office;**

**6) A Rayon City Water Easement recorded in Book 5861, Page 693, said Register's Office;**

**7) Easements, conditions, reservations as set forth in Book 6274, Page 436, and in Book 6392, Page 453, said Register's Office;**

**8) Contract of conveyance and non-exclusive easement of record in Book 5861, Page 693, said Register's Office;**

**9) Easement Agreement for roadway, access, and other purposes of record in Book 8421, Page 436, said Register's Office;**

**10) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 11008, Page 297, said Register's Office;**

**11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20011010-0110524, in Instrument Number 20011010-0110526, and in Instrument Number 20011010-0110528, Register's Office for Davidson County, Tennessee;**

**12) Notice of Land Use Restrictions of record in Instrument No. 20091002-0091660 and in Instrument No. 20091002-0091659, said Register's Office;**

**13) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, said Register's Office;**

**14) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20190604-0053339, Register's Office for said County;**

**15) Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, said Register's Office;**

**16) Inspection and Maintenance Agreement for Private Stormwater Management Facilities for Phase 2 and Phase 3 of record in Instrument No. 20210209-0018524, Register's Office for Davidson County, Tennessee;**

**17) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems for Phase 2 and Phase 3 of record in Instrument No. 20210212-0020414, Register's Office for Davidson County, Tennessee; and,**

**18) Taxes for the current year which have been prorated between the parties and paid by the Grantor herein and the Grantees assume any subsequent years property taxes, not yet due and payable.**

This is improved property, known as: **2023 Axis Avenue, Old Hickory, TN 37138**.

**TO HAVE AND TO HOLD** the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 its hand by its duly authorized officer this 14th day of November, 2022.

**Craighead Partners, LLC, a Tennessee limited liability company**

By: _____
**Carl A. Neuhoff Jr, Vice President**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff Jr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Vice President** of **Craighead Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff Jr,** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **14th day of November, 2022.**

My Commission Expires: 12/14/24

_____
**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY