Karen Johnson Davidson County
Batch# 943084 DEEDWARR
11/18/2022 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20221118-0122859

WARRANTY DEED

DECLERCQZUBLI-T22217

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF November, 2022.

(Affix Seal) Notary Public

My Commission Expires: 3-3-20

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#
Dan DeClercqzubli, Jr.	NEW OWNERS	64-16-E-1C
230 Windsor Chase Court		
Hermitage, TN 37076		

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, I/we, ERIC A. LOWER AND CATHERINE A. REIDY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Dan DeClercqzubli, Jr., a single man,** hereinafter called the Grantee(s), their heirs 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 all of Unit No. 1 in Building 1, on the site layout, Exhibit Plat of Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument 200610250132473 and amended in Instrument 200611060137656 and further amended in Instrument 200711050130490, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Eric A. Lower and Catherine A. Reidy, by Deed from W. Vincent Lord, Jr. and wife, Katherine E. Lord, dated 12/30/2019 and filed for record on 01/02/2020 in Instrument 20200102-0000228, for the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including but not limited to, the following:

1. Charter of Homeowners Associations of record in Instrument 200610260133179, Register's Office for said County.
2. Common Area conveyed to Homeowners Association of record in Instrument 200611060137657, Register's Office for said County.
3. Easement to Comcast of Nashville I, LLC of record in Instrument 201511300120249, Register's Office for said County.
4. Easement to Cumberland Utility District of record in Book 4910, Page 838, Register's Office for said County.
5. Ingress and Egress rights described in deed of record in Book 5699, Page 537, Register's Office for said County.
6. Easements for Sanitary Sewer/Storm Drainage of record in Instrument 200012080121300, Register's Office for said County.
7. Stormwater Detention Agreement of record in Instrument 200512300156496, Register's Office for said County.
8. Restrictions as recorded in Instrument 200610250132473; 200611060137656; and 200711050130490, Register's Office for Davidson County, Tennessee.
9. This is a Planned Housing Development and is subject to Homeowner's due and liens for assessment thereof.

This is ( ) unimproved
(X) improved property known as 230 Windsor Chase Court, Hermitage, Tennessee 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17th day of November, 2022 :

Eric A. Lower

Catherine A. Reidy by Eric A. Lower, POA

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, Sonya Smith, a Notary Public in and for said County and State, the within named ERIC A. LOWER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Eric A Lower executed the within instrument for the purposes therein contained. Witness my hand and official seal at Tarrant County TX, 5400 Clear Fork Main St, Fort Worth TX 76107, this 17th day of November, 2022.

Notary Public

My Commission Expires: 10/05/2024

Sonya Smith
My Commission Expires
10/05/2024
ID No 132710066

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Eric A. Lower**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Catherine A. Reidy** and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Catherine A. Reidy** for the purposes therein described.

Witness my hand and official seal at Tarrant County, TX this 17 day of November, 2022.

My Commission Expires: 10/05/2024

Notary Public

Sonya Smith
My Commission Expires
10/05/2024
ID No 132710066

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 18, 2022.

11/18/22
Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25