Karen Johnson Davidson County
Batch# 945897 DEEDWARR
11/30/2022 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20221130-0125347

WARRANTY DEED

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #22-DM-6309-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 01/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James P. Hester, Jr. and Kimberly B. Hester (NAME)	**New Owner** (NAME)	
6309 Palomar Court (ADDRESS)	6309 Palomar Ct (ADDRESS)	**172 10 0B 154.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, **MICHAEL ALEXANDER AND EMILY ALEXANDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES P. HESTER, JR. AND KIMBERLY B. HESTER, HUSBAND AND WIFE** 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. 46 on the Plan of Christiansted Valley, Phase Three, Cluster Lot Subdivision, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Michael Alexander and Emily Alexander, husband and wife, by Warranty Deed from Jonathan B. Flack and English Flack, husband and wife, of record in Instrument No. 20180530-0051629, in the Register's Office of Davidson County, Tennessee, dated May 24, 2018 and recorded on May 30, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Christiansted Valley, Phase Three, Cluster Lot Subdivision, as recorded in Instrument No. 20060316-0030458.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3, Holt Hills, as recorded in Plat Book 5200, Page(s) 306.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 19991221-0305559, as Amended in Instrument No. 20000728-0074515 and Supplemental Declaration recorded in Instrument No. 20070206-0015266 and Rules & Regulations and Clarification recorded in Instrument No. 20170602-0055138.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5708, Page 670.
*Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 8379, Page 307.
*Easement recorded in Book 4780, Page 611.
*Easement for Joint Roadway Use Maintenance, recorded in Book 5708, Page 706 and Amended in Book 5720, Page 183.
*Easement for Ingress and Egress, recorded in Book 5794, Page 256.

*Storm Water Detention Agreement as set forth in instrument recorded in Book 11628, Page 8 and Instrument No. 20050607-0065120.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6309 Palomar Court, Nashville, TN 37211**.

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 14th day of November, 2022.

Michael Alexander

Emily L. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2022, before me personally appeared Michael Alexander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2022, before me personally appeared Emily Alexander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 14, 2022.

Affiant Signature

Date: November 14, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this November 14, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

