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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 220942606**<br>Karen Johnson Davidson County<br>Batch# 946289 DEEDWARR<br>11/30/2022 03:19:34 PM 2 pgs<br>Fees: $13.00 Taxes: $1,579.90<br>20221130-0125554 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $427,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of November, 2022.<br><br>Notary Public<br>My Commission Expires:<br><br>ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON<br>My Commission Expires Nov. 22, 2025 |

# WARRANTY DEED

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| Address New Owner:<br>Nick Heyden Asher<br>2509 Val Marie Drive<br>Madison TN 37115 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>034-07-0B-024.00-CO. |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather Tucker, a single woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nick Heyden Asher, an unmarried man and John D. Asher and Kim L. Asher as Trustees of The Asher 2003 Family Trust, dated December 8th,2003**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot Number 24 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements)being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument No. 20080821-0086071, Amended at Instrument Nos. 20151112-0115172 and 20151217-0127190. Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to Heather Tucker, a single woman by Warranty deed from Brandy B. Fenderson, unmarried of record in Instrument No. 20210504-0059735 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 04, 2021 and Scrivener' s Affidavit recorded on March 16, 2022 in Instrument No. 20220316-0030611.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year of 2023 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20071221-0146647, revised at Instrument Number 20080117-0005451, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and ByLaws for The Enclave At Twin Hills, A Horizontal Property Regime (with Private Elements) at Instrument No. 20080821-0086071, as amended in 20151112-0115172 and 20151217-0127190, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6628, Page 577, amended in Book 6646, page 543, Book 10672, page 743 and Instrument No. 20010817-0089318, Restrictions recorded at Instrument No. 20030611-0080857, amended in Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected in Instrument No. 20050729-0088636 and 20080721-0074557, as amended in Instrument No. 20150709-0066722, Instrument No. 20170808-0081338 and Instrument No. 20170918-0095380, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Instrument Number 20070205-0014894, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20060104-0001185, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers of record in Book 6861, Page 948, in the Register's Office for Davidson County, Tennessee.

Easement Deed of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

Minerals of whatsover kind of record in Instrument Number 20130117-0005502, in the Register's Office for Davidson County, Tennessee.

Possible right of CXS Transportation Railroad to increase its right-of-way to the full extent of its charter.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2509 Val Marie Drive Madison TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, this instrument effective the 28th day of November, 2022.

Heather Tucker

Heather Tucker

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Tucker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025