WARRANTY DEED

Karen Johnson Davidson County
Batch# 956486 DEEDWARR
12/30/2022 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,116.40
20221230-0133836

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Dec., 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

MST 2022-1752

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Jarrard, Jr	Same as New Owner	171 04 0C 047.00
(NAME)	(NAME)	
907 Catlow Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Mark Douglas Felan and Jennifer Susan Felan, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John David Jarrard, Jr, unmarried,** 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 Lot No. 47 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696; as amended in Instrument No. 20170227-0019505; Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.

Being the same property conveyed to Mark Douglas Felan and wife, Jennifer Susan Felan, by warranty deed of Charles E Stevens and Marlese E Stevens dated 02/08/2022 and recorded in Instrument No. 20220222-0019732, Regsiter's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants,

restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barrington Place of record in Instrument Number 20050914-0110701, re-recorded in Instrument 20051025-0128696 amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506, Instrument No. 20180827-0084426, Register's Office for Davidson County, Tennessee. All matters shown on the PUD Boundary Plan of Mayfair of record as Instrument Number 20050404-0036360, Register's Office of Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7026, page 756, Book 7121, page 197, Book 7883, page 319, Book 7883, page 323, Register's Office for Davidson County, Tennessee. Easement, including Generators and Fuel Supply Systems of record in Instrument Number 20041109-0135895, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20040907-0107770, in the Register's Office for Davidson County, Tennessee. Easements to BellSouth of record in Instrument Number 20051109-0135895, in the Register's Office for Davidson County, Tennessee. Easement stated in Deed of record in Book 3280, Page 373, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 907 Catlow Ct, Brentwood, TN 37027
(House Number) (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 my/our hand(s) this 29th DAY OF DECEMBER, 2022.

Mark Douglas Felan by Yvette Meldrum his attorney-in-fact

Mark Douglas Felan by Yvette Meldrum his Attorney-in-Fact

Jennifer Susan Felan by Yvette Meldrum her attorney-in-fact

Jennifer Susan Felan by Yvette Meldrum her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Mark Douglas Felan and Jennifer Susan Felan, husband and wife, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Mark Douglas Felan and Jennifer Susan Felan, husband and wife, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 29 day of December, 2022.

Notary Public

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 December 29, 2022.

Signature
December 29, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 29, 2022

Notary's Signature

My Commission Expires: 4-13-25

