Karen Johnson Davidson County
Batch# 964581 DEEDWARR
01/26/2023 10:11:03 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20230126-0005928

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $529,900.00.

Affiant

Sworn to and subscribed before me this 20th day of January, 2023.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Anthony Hall	824 Northstar Court	Owner	
824 Northstar Court			043-04-0A-038-00-CO
Old Hickory, TN 37138-3841	Old Hickory, TN 37138-3841		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **William Terry and Laurel Terry f/k/a Laurel Balthaser, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Anthony L. Hall and Wendy Hall, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

The following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 38 on the Plan of First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1 (formerly Windstar Estates) of record in Plat at Instrument No. 20060918-0115492, 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 William Terry and Laurel Balthaser by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20150318-0023391, Register's Office for Davidson County, Tennessee, dated March 17, 2018 and recorded on March 18,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-22-824

2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023 and all subsequent years.
Subject to all matters shown on the Plan of record as Instrument Number 20060918-0115492, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20060502-0050264, amended in Instrument No. 20060620-0073693, Instrument No. 20060815-0100349 and Instrument No. 20151202-0121305, Instrument No. 20160927-0101746, Instrument No. 20170413-0036210, Instrument No. 20180817-0081820, Instrument No. 20150520-0046604, Instrument No. 20180416-0035510, 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
Sanitary Sewer and Drainage Easement of record in Book 8274, Pages 619 and 624, Book 9411, Pages 730, 739 and 743 and Book 9872, Page 651, in the Register's Office for Davidson County, Tennessee.
Utility easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee.
Boundary line agreement of record in Book 7732, Page 213, in the Register's Office for Davidson County, Tennessee.
Flowage easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20030710-0096041, in the Register's Office for Davidson County, Tennessee.
Abandonment of utility easement of record in Instrument Number 20060731-0092778, in the Register's Office for Davidson County, Tennessee.
HOA Charter of record in Instrument Number 20150611-0055225, in the Register's Office for Davidson County, Tennessee.
Notice of Hold on Building Permits Amendments of record in Instrument No. 20100426-0031351 and Instrument No. 20120514-0041186, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.
No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of January, 2023.

William Terry

Laurel Terry f/k/a Laurel Balthaser, by William Terry, her attorney in fact

Laurel Terry f/k/a Laurel Balthaser, by William Terry, her attorney in fact

STATE OF MISSOURI)
COUNTY OF CARTER)

Personally appeared before me, JILL ALLISON, the undersigned, a Notary Public, in and for said State and County, **William Terry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at VAN BUREN, MISSOURI, this the 20th day of January, 2023.

JILL ALLISON
Notary Public - Notary Seal
Butler County - State of Missouri
Commission Number 14427198
My Commission Expires Oct 21, 2026

NOTARY PUBLIC
My Commission Expires: 10-21-26

STATE OF MISSOURI)
COUNTY OF CARTER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Terry, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Laurel Terry f/k/a Laurel Balthaser, and acknowledged that he executed the same as the free act and deed of the said Laurel Terry f/k/a Laurel Balthaser.

WITNESS my hand and official seal at VAN BUREN, MISSOURI, this the 20th day of January, 2023.

JILL ALLISON
Notary Public - Notary Seal
Butler County - State of Missouri
Commission Number 14427198
My Commission Expires Oct 21, 2026

NOTARY PUBLIC
My Commission Expires: 10-21-26