This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20074-LV

Karen Johnson Davidson County
Batch# 966937 DEEDWARR
02/03/2023 12:54:30 PM 6 pgs
Fees: $33.00 Taxes: $1,017.50
20230203-0008030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2023.

Notary Public
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelly Andersen 19 Fawn Creek Pass Nashville, TN 37214	Kelly Andersen 19 Fawn Creek Pass Nashville, TN 37214	122-01-0A-269.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David Michael Borders, as Executor and Devisee, and Dennis Martin Borders and Jennifer Border Farris, as Devisees of the Estate of Joyce Rudy Borders, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kelly Andersen, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Unit No. 44 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyce Rudy Borders, an unmarried woman by Deed from Centex Homes, a Nevada General Partnership of record as Instrument No. 20010803-0082945 in the Register's Office for Davidson County, Tennessee, dated July 25, 2001 and recorded on August 3, 2001. The said Joyce Rudy Borders has since died testate on December 4, 2021. The Last Will and Testament of Joyce Rudy Borders was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 22P51. David Michael Borders executes this instrument as devisee and the Executor of the Estate of Joyce Rudy Borders, joined by Dennis Martin Borders and Jennifer Borders Farris, also being devisees under said Last Will and Testament.

This is improved property located at: **19 Fawn Creek Pass, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2023.

GRANTOR:

Estate of Joyce Rudy Borders, deceased

By: _____, EX
David Michael Borders, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Michael Borders, Executor and Devisee of the Estate of Joyce Rudy Borders, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of January, 2023.

_____
Notary Public
My Commission expires: 11/6/2024

By: _____
Dennis Martin Borders, Devisee

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dennis Martin Borders, Devisee of the Estate of Joyce Rudy Borders, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 20___.

_____
Notary Public
My Commission expires: _____

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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2023.

GRANTOR:

Estate of Joyce Rudy Borders, deceased

By: _____
David Michael Borders, Executor

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Michael Borders, Executor and Devisee of the Estate of Joyce Rudy Borders, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of January, 2023.

_____
Notary Public
My Commission expires: _____

By: Dennis Martin Borders
Dennis Martin Borders, Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dennis Martin Borders, Devisee of the Estate of Joyce Rudy Borders, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2022

Tracie J Vaughn
Notary Public
My Commission expires: 11-06-2023

TRACIE J VAUGHN
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 6, 2023
COUNTY OF DAVIDSON

By: Jennifer Borders Farris
Jennifer Borders Farris, Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer Borders Farris, Devisee of the Estate of Joyce Rudy Borders, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of Dec., 2022

ALLEND I. ARIZY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 03/03/2026

Legal Description
(Exhibit A)

22NT01664 122010A26900CO

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Unit No. 44 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Boundary Plat of record in Instrument No. 20000713-0069314 and Plat of record in Instrument No. 20001011-0101044; declaration of restrictive covenants in Instrument No. 20000711-0068562, Master Declarations in Instrument No. 20000607-0056981; Landscape Agreement in Instrument No. 20000612-0058346; Easements of record in Book 8332, Page 982; Charter in Instrument No. 20001013-0102000, By-Laws in Instrument No. 20001011-0101044, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce Rudy Borders, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership dated 07/25/2001 and recorded 08/03/2001 as instrument no. 20010803-0082945, Register's Office for Davidson County, Tennessee.

David Michael Borders, Dennis Martin Borders and Jennifer Lynne Borders nka Jennifer Borders Farris, as residuary devisees under the last will and testament of Joyce Rudy Borders, Probated in the Davidson County Probate Court, Case No. 22P51.

This is an improved property commonly known as: 19 Fawn Creek Pass, Nashville, TN 37214-4502

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1/6/23 (date of document).

Affiant Signature

2/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd of February, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025