Karen Johnson Davidson County
Batch# 970975 DEEDWARR
02/15/2023 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20230215-0010929

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143392**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $342,500.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2023. Notary Public My Commission Expires: 5-31-24

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Morgan Lee Skrabacz 4008 Hoggett Ford Road Hermitage TN 37075	Send Tax Bills To: InterLinc Mortgage, LLC 5875 N. Sam Houston Pkwy West,#300 Houston, TX 77086	Tax Information: Tax Parcel ID No. 097-02-0A-250.00 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, **Rachel Anderson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Lee Skrabacz, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 250, as shown on the map entitled Final Plat, Villages of Riverwood, Section One, Phase 3A, Revision One, of record as Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RACHEL ANDERSON, UNMARRIED, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record as Instrument No. 20120604-0048550 , dated May 30, 2012 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 097-02-0A-250.00 CO.

Matters shown on the Plan of record as Instrument No. 20110630-0050230, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20080408-0035557, supplemented and mad e applicable as Instrument No. 20110427-0032201 , and amended as Instrument No. 20170906-0091483, said Register's Office.

Declaration of Easements of record as Instrument No. 20081209-0118828 , said Register's Office.

This is improved property located at 4008 Hoggett Ford Road Hermitage TN 37075

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, Grantor has executed this instrument on this 13th day of February, 2023.

Rachel Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of February, 2023.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5TH, 2025

My Commission Expires: _____

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/13/23.

Date

Celia Stewart-Rouse

Affiant Signature

2/13/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 13th day of February, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY