WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,900.00

A. Robledo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: December 19, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura A. Janson Matthew J. Haslam	NewRez LLC	110 03 0A 101.00
(NAME)	(NAME)	
2561 Hessey Pass	1100 Virgina Way, Ste 125	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Fort Washington, PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 971030 DEEDWARR
02/15/2023 11:27:30 AM 5 pgs
Fees: $28.00 Taxes: $2,293.63
20230215-0011000

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Andrea Lynn McIntyre f/k/a Andrea L. Freda and husband, Charles J. McIntyre**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Laura A. Janson and Matthew J. Haslam, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Andrea L. Freda and husband, Charles J. McIntyre by Warranty Deed from Frank Batson Homes, Inc., dated 05/27/2016, of record in Instrument 20160601-0054902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

See Exhibit "B" for Exceptions

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, and (6) easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

unimproved ☐

This is improved ☒ 2561 Hessey Pass, Mount Juliet, TN 37122
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of February, 2023.

Andrea Lynn McIntyre

Andrea Lynn McIntyre

State of Georgia
County of Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea Lynn McIntyre, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of November, 2022.

Felicia Turner

Notary Public:
My Commission Expires: April 24, 2026

FELICIA SHAVONE TURNER NOTARY PUBLIC FULTON COUNTY, GEORGIA Exp. April 24, 2026

Charles J. McIntyre

State of Georgia
County of Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles J. McIntyre, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of November, 2022.

Felicia Turner

Notary Public:
My Commission Expires: April 24, 2026

FELICIA SHAVONE TURNER NOTARY PUBLIC FULTON COUNTY, GEORGIA Exp. April 24, 2026

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1853486

Land in Davidson County, Tennessee, being Lot No. 101, on the Plan of Final Plat, Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

EXHIBIT "B"
EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2023 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Instrument 20150406-0029421, in the Register's Office for Davidson County, Tennessee.

10. Covenants, conditions, easements and restrictions recorded in Instrument 20080731-0078498, amended recorded in Instrument 20110927-0074551, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

11. Stormwater Detention Agreement as recorded in Instrument 20070112-0005324, in the Register's Office for Davidson County, Tennessee.

12. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 February 13, 2023

Affiant Signature

February 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 15th day of February, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: FEBRUARY 24, 2026

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