THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143433

Karen Johnson Davidson County
Batch# 973474 DEEDWARR
02/23/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20230223-0012829

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $428,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2023.

Notary Public
My Commission Expires: 10/16/2024

TIARA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony Dobbins and Heather Casey 960 Morning Road Antioch TN 37013	New Owner	Tax Parcel ID No. 182 01 0A 151.00

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, **Christian McConnell and Kate McConnell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Dobbins, an unmarried man, and Heather Casey, an unmarried woman**, ("Grantees"), its 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 No. 126 on the Plan of Revision One, Phase Three, Revision to Lots 91, 95, 96 & 125 through 128 Sunset Hills, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20131217-0127444, Register's Office for Davidson County, Tennessee, to which plan reference is made for complete legal description thereof.

Being the same property conveyed to Christian McConnell and Kate McConnell, husband and wife, by Warranty Deed from Ashley D. Jeffrey and Corey D. Jeffrey, wife and husband, of record in Instrument No. 20180507-0043328, in the Register's Office of Davidson County, Tennessee, dated May 02, 2018 and recorded on May 07, 2018.

The execution of this instrument is affected by the signature of Christian McConnell as Attorney-in-Fact for Kate McConnell, which Power of Attorney is recorded in Instrument No. 202302230012828, Register's Office for Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Phase Three, Revision to Lots 91, 95, 96 & 125 through 128 Sunset Hills, RS-10 Subdivision - Cluster Lot Option, as recorded in Instrument No. 20131217-0127444.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070605-0067129 and Amendment recorded in Instrument Nos. 20110203-0009586; 20130712-0072091 and 20150227-0017000.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 5388, Page 713; Book 5392, Page 13 and Book 5894, Page 186.

Easement for Underground Water, Sewer and/or Utility Line(s) and Maintenance, recorded in Instrument No. 20080805-0080303.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060406-0039475.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071010-0120325.

This is improved property located at 960 Morning Road Antioch TN 37013

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 17th day of February, 2023.

Christian McConnell

Kate McConnell
by Christian McConnell as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christian McConnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Kate McConnell and they are authorized by Kate McConnell to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of February, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 2/17/2023.

Affiant Signature

2/21/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/21/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON