Karen Johnson Davidson County
Batch# 974969 DEEDWARR
02/28/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $957.56
20230228-0014098

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney-at-Law**
**Watauga Title and Escrow Co., LLC**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Garfield L. Thomas, Jr. et ux
1382 Rural Hill Road, Unit 189
Antioch, Tennessee 37013

**SEND TAX BILL TO:**
New Owner Address

**Map/Parcel**
**#163020C04300CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marie L. Scott, a single person,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Garfield L. Thomas, Jr. and Sharon E. Thomas, a married couple,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain private element unit situated in Davidson County, Tennessee, being known as **Lot No. 43, Unit No. 189,** together with the appurtenant common elements, of **Autumn Ridge Townhomes, a horizontal property regime with private elements,** created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and Bylaws for the Autumn Ridge Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20060404-0038533; as amended in Instrument No. 20060419-0045063; Instrument No. 20061115-0141803; and in Instrument No. 20080108-0002295; as corrected in Instrument No. 20110609-0044167, Registers Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan of Autumn Ridge, Phase I, attached as Exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Autumn Ridge Townhomes provided in said Master Deed, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Marie L. Scott, a single person by Special Warranty Deed from Newmark Homes, L.P., a Texas limited partnership, dated April 25, 2008, recorded May 2, 2008, of record in Instrument No. 20080502-0045078, Registers Office for Davidson County, Tennessee. See also Final Order of record in Instrument No. 20080229-0020142, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **1382 Rural Hill Road, Unit 189, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and 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.

WITNESS MY HAND, this the **24th** day of **February, 2023.**

Marie L. Scott

**Marie L. Scott**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marie L. Scott,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 1-30-2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual value or consideration, whichever is greater, for this transfer is $258,800.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 9/27/26

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires 9/27/2026

**File No. 22127207**

# Certificate of Authenticity

I, Drusilla Bryant, 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 2/24/23.

Drusilla Bryant
Affiant Signature

2/24/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of Feb, 23.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026