Karen Johnson Davidson County
Batch# 976036 DEEDWARR
03/02/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230302-0014912

WARRANTY DEED

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

B-BR-23-1204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/1/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angelique S. Thomas and Skyler A. Thomas	Angelique & Skylar Thomas	
(NAME) **1204 Widewater Court**	(NAME) 1008 Selous Drive	**126-16-0A-365.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HELEN E. MCGIRL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELIQUE S. THOMAS AND SKYLER A. THOMAS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Final Plat Riverwalk Phase 2B of record in Plat at Instrument No. 20041020-0126319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Helen E. McGirl, an unmarried woman by Warranty deed from Patricia Nichols Overton, F/K/A Patricia Nichols, a married woman of record in Instrument No. 20100802-0060364, Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 02, 2010.

This conveyance is subject to:
• Taxes for the year 2023, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20041020-0126319, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, and Instrument No. 20220804-0088700, Register's Office for Davidson County, Tennessee.
• Charter for HOA in Instrument 200204250051371, Register's Office for Davidson County, Tennessee.
• By-Laws in Instrument 200111050121083, Register's Office for Davidson County, Tennessee.
• Easement to N C & St. L Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee.
• Easement for Tennessee Valley Authority in Book 4205, page 194, Book 4226, page 715 and Book 4257, page 647, Register's Office for Davidson County, Tennessee.
• Easement to Harpeth Valley Utilities District in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324, Register's Office for Davidson County, Tennessee.
• Easement for Roads and Utility Access in Instrument 20010706-0072536, Register's Office for Davidson County, Tennessee.
• Easement for Storm Water Detention in Instrument 20010919-0101279, Instrument 20021119-0143687, and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
• Easement for Landscape Agreement in Instrument 20010919-0101280, Register's Office for Davidson County, Tennessee.
• Easement for public utilities in Instrument 20021125-0145984 and Instrument 20040812-0097619, Register's Office for Davidson County, Tennessee.
• Easements of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on Plat of record in Instrument Number 200310140151984 and Instrument No.

200310140151989, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1204 Widewater Court, Nashville, Tennessee 37221**.

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), their heirs and 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 land to the said GRANTEE(S), 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/our hand(s) this the 27th DAY OF FEBRUARY, 2023.

Helen E. McGirl, Kelly Weiland
Helen E. McGirl by Kelly Weiland, Attorney in Fact
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, KELLY WEILAND, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HELEN E. MCGIRL, and who acknowledged he/she/they executed the same as the free act and deed of the said HELEN E. MCGIRL.

Witness my hand and official seal, this the 27th of February, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 27, 2023.

Affiant Signature

Date: February 27, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this February 27, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

