Karen Johnson Davidson County
Batch# 994321 DEEDWARR
04/20/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230420-0029127

# WARRANTY DEED




State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2023.

Laura Elizabeth Mathis
Notary Public

My commission expires: 3-28-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Aaron Austin & Katelynne Edwards** | New Owner | **149-02-0-A-010.00co** |
| **557 Piccadilly Row** | | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Gregath-Good Real Estate, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Aaron Austin, a single man, and Katelynne Edwards, a single woman, as joint tenants with rights of survivorship**

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:

**Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Piccadilly Square, Phase I, a Planned Unit Development, as of record in Plat Book 5200, Pages 720, 721, & 722, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Gregath-Good Real Estate, LLC by Warranty Deed dated October 6, 2022, from Music City Financial, LLC, a Texas limited liability company of record in Instrument No. 20221007-0110692, said Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record in Plat Book 5200, Pages 720, 721, & 722, Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions of Piccadilly Square of record in Book 6236, Page 683, as amended in Book 6295, Pages 506, 520, 534, Book 6300, Page 409, as re-recorded in Book 6306, Page 833, and further amended in Book 6496, Pages 100, 107,114, Book 6518, Pages 184 & 190, and in Book 6830 Page 739, Register's Office for Davidson County, Tennessee.**

3) **By-Laws of Piccadilly Square Homeowner's Association of record in Book 6236, Page 708, amended in Book 6295 Pages 572, 580, 588, and in Book 6300 Page 431, said Register's Office.**

4) **Articles of Incorporation of Piccadilly Square Homeowner's Association of record in Book 6236, Page 703, as amended in Book 6295, Pages 548, 556, 564, and in Book 6300, Page 423, said Register's Office,**

5) **Information Brochure for Piccadilly Square Homeowner's Association of record in Book 6236, Page 726, as amended in Book 6295, Pages 596 & 602, and in Book 6300, Page 439, said Register's Office.**

6) **Charter of Piccadilly Square Homeowner's Association of record in Book 7288, Page 963, said Register's Office.**

7) **Declaration of Restrictive Covenants of record in Book 6355, Page 322, said Register's Office.**

8) **Conveyance of Open Space to Piccadilly Square Homeowner's Association of record in Book 6236, Page 680, as corrected in Book 6295 Page 503, and further in Book 7778, Page 366, said Register's Office.**

9) **Easements for Sanitary Sewer and/or Storm Drainage of record in Book 6186, Page 238, Book 6251 Page 616, and in Book 10435 Page 902, said Register's Office.**

10) **Grant of Utility Easement of record in Book 6298 Page 491, said Register's Office.**

11) **Deed of Conveyance for sanitary sewer of record in Book 6530, Page 819, said Register's Office.**

12) **Storm Water Detention Agreement of record in Book 6782, Page 518, said Register's Office.**

13) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

**This is improved property, known as 557 Piccadilly Row, Antioch, TN 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 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 GRANTEES, 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 its hand by its duly authorized officer this 18th day of April, 2023.**

**Gregath-Good Real Estate, LLC, a Tennessee limited liability company**

**By:** _____, Auth Agent
**John T. Cook, Authorized Agent**

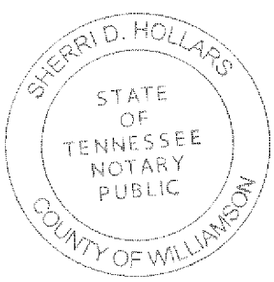
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Agent** of **Gregath-Good Real Estate, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Authorized Agent.**

Witness my hand and official seal at Nashville, Tennessee, this **18th day** of **April, 2023.**

_____
**Notary Public**

**My Commission Expires:** 8/6/2023



Certificate of Authenticity

I, Tonya Loftin, 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 **April 18, 2023**.

Date

Tonya Loftin
Affiant Signature

April 20, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of April, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)