WARRANTY DEED

Karen Johnson Davidson County
Batch# 995301 DEEDWARR
04/24/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230424-0029851

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/11/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Falkinburg	New Owner	Map & Parcel 155 10-0A 110.00 - CO
(NAME)	(NAME)	
605 Indian Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Caroline J. Cova, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Falkinburg and Maggie Falkinburg, husband and wife, 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. 39, on the Plan of Final Plat of McCrory Trace Estates, of record in Plat Book 6900, Page 720-723, inclusive as amended by Surveyors Certificate of Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Caroline J. Cova by deed from Kimberly I. Miller of record in Instrument No. 20210420-02052786, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Charter of record in Record Book 7576, Page 821, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Record Book 7241, Page 597 and Record Book 7576, Page 846, said Register's Office.

Subject to By-Laws of record in Record Book 7576, Page 831, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 6900, Page 720-723, Register's Office, Davidson County, Tennessee.

Subject to Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134797, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 605 Indian Ridge Drive, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 my hand this 20th day of April, 2023.

Caroline J. Cova

STATE OF TENNESSEE

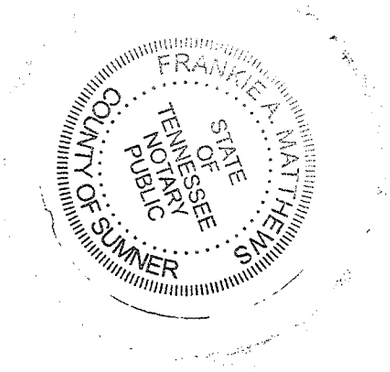
COUNTY OF Robertson

On this 20th day of April, 2023, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Caroline J. Cova**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,



202304240029851

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 4/20/2023.

Affiant Signature

4/21/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/21/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON