Karen Johnson Davidson County
Batch# 997813 DEEDWARR
05/01/2023 09 24 41 AM 2 pgs
Fees $13 00 Taxes $1,646 50
20230501-0031751

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

CRT File No. 230344067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2023

Notary Public
My Commission Expires 3/7/26

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Janet Lynn Prince 5500 Prada Drive Brentwood TN 37027	New Owner	Tax Parcel ID No 181-10-0E-073 00 CO

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, **Frederick Cawthon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janet Lynn Prince, 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(s) 73, as shown on the map entitled Phase One, Section Four, High Point, of record in Instrument No 20130103-0000636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to FREDERICK CAWTHON, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20130926-0101217 , dated September 25, 2013 , said Register's Office

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

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 181-10-0E-073 00 CO

Declaration of Covenants, Conditions and Restrictions for High Point, contained in an instrument of record in Instrument No. 20110603-0042709 and supplemented in Instrument No. 20130820-0087853 , said Register's Office.

A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in deed of record as Instrument No 20080214-0014939, said Register' s Office

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470, said Register' s Office

Easement for Detention, Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488, said Register' s Office

Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912, said Register's Office

Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020517, said Register' s Office

Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, said Register' s Office.
Matters shown on the Plan of record in Instrument No. 20130103-0000636, said Register's Office.

This is improved property located at 5500 Prada Drive Brentwood TN 37027

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 27th day of April, 2023

Frederick Cawthon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick Cawthon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 27th day of April, 2023

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024