WARRANTY DEED

Karen Johnson Davidson County
Batch# 997842 DEEDWARR
05/01/2023 09 44 20 AM 2 pgs
Fees $13 00 Taxes $2,885 63

20230501-0031790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $779,900 00

Sherri Lynn Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF APRIL, 2023

JOHN T COUK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sherri Lynn Morgan	NEW OWNER	
(NAME)	(NAME)	
514 Achievement Drive		090 16 0W 002 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT DANIEL NEDDS, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRI LYNN MORGAN, AN UNMARRIED PERSON,** 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 Unit B of Homes at 512 Achievement Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 512 Achievement Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210629-0087783, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 512 Achievement Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210629-0087783, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Robert Daniel Nedds, Married, by Warranty Deed from Paul Terry Cart and Karen A. Cart, Husband and Wife, of record in Instrument No. 20210607-0075678, in the Register's Office of Davidson County, Tennessee, dated June 04, 2021 and recorded on June 07, 2021.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit "B" of the Declarations of Covenants, Conditions, and Restrictions for Homes at 512 Achievement Drive, of record in Instrument No. 20210629-0087783, Register's Office of Davidson County, Tennessee. 2) Declaration of Covenants, Conditions and Restrictions for Homes at 512 Achievement Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210629-0087783, By-Laws and Attorneys Certificate appended thereto, Register's Office for Davidson County, Tennessee. 3) Declaration of Restrictions and Covenants for SCMS for Regulated Residential Infill, of record in Instrument No. 20230214-0010647, said Register's Office. 4) All matters as shown on the Plan of record in Book 2663, Page 122, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

unimproved
This is improved x property, known as 514 Achievement Drive, Nashville, TN 37209
(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 28th day of April, 2023

ROBERT DANIEL NEDDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Daniel Nedds, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2023

Commission expires

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public