WARRANTY DEED

Karen Johnson Davidson County
Batch# 999609 DEEDWARR
05/04/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230504-0033242

File No. EM-23-4342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Hannah G. Sears	New owner	
(NAME)	(NAME)	
628 Nashua Lane	Property	091-05-1B-004.00-CO
(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/we, **Kyle Myers, a single person and Walter Watts, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah G. Sears, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit No. 4 of The Woods at the Annex, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants and Restrictions establishing The Woods at the Annex, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171214-0127664, as amended in Instrument No. 20171228-0131885, as further amended in Instrument No. 20190319-0025108, Affidavit of Scrivener's Error in Instrument No. 20200420-0040965 and Instrument No. 20200617-0063256, in the Register's Office for Davidson County, Tennessee, as subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration.

Being a portion of the same property conveyed to Second Mulch Property Company by Warranty deed from James R. Bellar and wife, Jo Ann Estes Bellar of record in Book 11311, page 983 Register's Office for Davidson County , Tennessee, dated January 22, 1999 and recorded on January 26, 1999.

Quitclaim deed from TSMPC, LLC, a Tennessee limited liability company of record in Instrument No. 20151229-0130488 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 29, 2015.

Being a portion of the same property conveyed to The Mulch Property Development Company, LLC, a Tennessee limited liability company by

Quitclaim deed from Justin Emmanuel, an individual, and Gina Emmanuel, an individual, as Tenants in common of record in Instrument No. 20170413-0036388 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 13, 2017.

Being the same property conveyed to Kyle Myers, a single person and Walter Watts, a single person as tenants in common from The Mulch Property Development Company, LLC of record as Instrument Number 20210701-0089141, Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 1, 2021.

This is property more commonly known as 628 Nashua Lane, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1st day of May, 2023.

Kyle Myers

Walter Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2023, before me personally appeared Kyle Myers and Walter Watts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2023.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Certificate of Authenticity

I, Emily Manno, 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 **5/1/23**.

Date

Affiant Signature

5/1/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

