Karen Johnson Davidson County
Batch# 1000661 DEEDWARR
05/08/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20230508-0034300

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd, Suite 600
Smyrna, TN 37167
File No: 084-23

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of May, 2023

Notary Public
My Commission Expires: 3-20-2027

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Edward Thomas Ward, Jr. 428 Scott's Creek Trail Hermitage, TN 37076	NewRez, LLC PO Box 7050 Troy, MI 48007	Map/parcel: 075-12-0A-106.00

WARRANTY DEED

FOR AND IN 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

William L. Elliott and Caitlin Elliott, husband and wife, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Thomas Ward, Jr. and Hannah L. Ward, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 and being all of Lot No. 7, Section Three, Phase I, GREER MEADOWS AT CEDAR CREEK, as appearing of record in Instrument No. 20010920-0101748, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William L. Elliott and Caitlin Elliott, husband and wife, as joint tenants with right of survivorship by QuitClaim Deed from William L. Elliott, a married man who acquired title as an unmarried man, joined in execution by his spouse, Caitlin Elliott and William G. Elliott, a married man, dated 11/14/2022 and filed for record in Instrument No. 20221121-0122998, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Elliott, an unmarried man (now a married man) and William G. Elliott, a married man, by Warranty Deed from James R. Temple, an unmarried man and Mi Y. Jones, an unmarried woman dated 8/17/2012 and filed for record in Instrument No. 20120828-0077512 and corrected in Instrument No. 20230420-0029066, in the Register's Office for Davidson County, Tennessee.

This property is subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020606-0069062; Restrictive Covenants of record in Book 10802, Page 402; HOA Charter of record in Book 8060, Page 680; Stormwater Detention Agreement of record in Instrument No. 20001205-0119474; Conveyance of Open Space of record in Instrument Nos. 20021126-0146632 and 20030107-0002660; and all existing easements and all other matters shown on plat of record in Instrument No. 20010920-0101748, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved or property known as: 428 Scott's Creek Trail, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of May, 2023.

William L. Elliott

Caitlin Elliott

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **William L. Elliott and Caitlin Elliott**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2023.

Notary Public

My Commission Expires: 12-19-2026

SHEA MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 5-8-23 (date of document).

Shea McCauley
Affiant Signature

5-8-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of May, 2023.

Teresa Taylor
Notary's Signature

MY COMMISSION EXPIRES: 3-20-2027

NOTARY'S SEAL

