Karen Johnson Davidson County
Batch# 1003089 DEEDWARR
05/15/2023 10:03:27 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20230515-0035917

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whicl
transfer is $665,000.00.

Affiant

Sworn to and subscribed before me this 12th day of May, 2023.

Notary Public
My Commission Expires: 9-6-26

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Ryan McCorkle Sierra Cole	8479 Beautiful Valley Drive	Movement Mortgage, LLC	
8479 Beautiful Valley Drive		**8024 Calvin Hall Road**	**126-15-0A-342.00**
Nashville, TN 37221	Nashville, TN 37221	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Ryan T. Musille and Carolyn Anne Cooley Musille, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Sierra Cole and Ryan Mccorkle, Wife and Husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 42, on the Plan of Boone Trace, Section 8, Phase 2, of record as Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Best and Chelsea Best, husband and wife by Warranty Deed from Toby K. Lane, an unmarried man and Laurel E. Lane, an unmarried woman of record in Instrument No. 20180309-0022308 Register's Office for Davidson County, Tennessee, dated March 6, 2018 and recorded on March 9, 2018.

Being the same property conveyed to Ryan T. Musille and Carolyn Anne Cooley Musille, husband and wife by Warranty Deed from Robert Best and Chelsea Best of record as Instrument Number 20210419-0052100, Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 19, 2021.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, amended in Book 9342, page 312, Book 9665, Page 420,Book 9735, Page 931, Book 10032, page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20001211-0121618, Instrument No. 20011003-0107279, Instrument No. 20010717-0075902, Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Boone Trace at Biltmore HOA of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument Number 20011119-0126831 in the Register's Office for Davidson County, Tennessee.
Easement to Viacom Cable of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
Overhead Line easement of record in Book 8992, Page 62, in the Register's Office for Davidson County, Tennessee.
PUD Boundary Plat of record in Book 6900, Page 470, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, in the Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utility District of record in Instrument Number 20040406-0038745, instrument No. 20040204-0013636, Instrument No. 20071116-0134577, Instrument No. 20071116-0134580, Instrument No. 20071116-0134581, in the Register's Office for Davidson County, Tennessee.
Subject to easements of record in Book 8992, Page 62, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12th day of May, 2023.

Ryan T. Musille by CM as his attorney in fact
Ryan T. Musille by Christine Nicole Maroon, his attorney in fact

Carolyn Anne Cooley Musille by CM as her attorney in fact
Carolyn Anne Cooley Musille, by Christine Nicole Maroon, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christine Nicole Maroon, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Ryan T. Musille, and acknowledged that she executed the same as the free act and deed of the said Ryan T. Musille.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of May, 2023.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christine Nicole Maroon, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Carolyn Anne Cooley Musille, and acknowledged that she executed the same as the free act and deed of the said Carolyn Anne Cooley Musille.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of May, 2023.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY