39B

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003762 DEEDWARR
05/16/2023 11 48 44 AM 2 pgs
Fees $13.00 Taxes $1,387 50

20230516-0036566

DM-WRE-23-2059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 3/3/26

(AFFIX SEAL)

ANGELA PRESTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ashley Rigby** | First Community Mortgage | |
| (NAME) **2039 Village Park Circle** | (NAME) 262 Robert Rose Drive | **044 15 0E 016 00** |
| (ADDRESS) **Old Hickory, TN 37138** | (ADDRESS) Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUNTER JAMES BLACK AND KATELYN MARSHALL BAUCOM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY M. RIGBY, unmarried woman,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 16 of Village Green, Phase 3A of record in Instrument No 20180904-0087221, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Hunter James Black, an unmarried man and Katelyn Marshall Baucom, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Amanda Cavanagh, a married woman, of record in Instrument No 20200409-0037406, in the Register's Office of Davidson County, Tennessee, dated March 20, 2020, and recorded on April 09, 2020 Hunter James Back and Katelyn Marshall Baucom have since married

This conveyance is subject to

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Village Green, Phase 3A, as recorded in Instrument No 20180904-0087221
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20170726-0075680 as amended in Instrument No 20171003-0101319
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1627, Page 581 and Modified in Book 2447, Page 151
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No 20000302-0020508
- Covenants, Conditions and Restrictions as set forth in Stormwater and Facilities and Systems recorded in Instrument No 20151008-0102842 and Instrument No 20190517-0046691
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No 20190401-0029360
- Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument No 20210714-0094581
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2039 Village Park Circle, Old Hickory, Tennessee 37138**

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15 DAY OF MAY, 2023

Hunter James Black

Katelyn Marshall Baucom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER JAMES BLACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATELYN MARSHALL BAUCOM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212