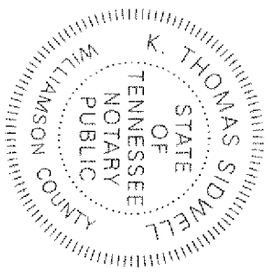
Karen Johnson Davidson County
Batch# 1004403 DEEDWARR
05/17/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,778.70
20230517-0037121

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $751,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2023.

_____
Notary Public

MY COMMISSION EXPIRES: 11/10/25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| RICHARD APPERT LIVING TRUST dated June 30, 2022 | Forward Home Lending, LLC dba Sage Mortgage | 172-09-0-A-250.00CO |
| (NAME)<br>1232 Lighthouse Place | (NAME)<br>1091 Red Ventures Drive<br>Suite 200 | |
| (ADDRESS)<br>Brentwood, TN 37027 | (ADDRESS)<br>Fort Mill, SC 29707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carol B. Sledge, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **RICHARD APPERT, Trustee of the RICHARD APPERT LIVING TRUST dated June 30, 2022**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 204, on the FINAL PLAT OF SECTION FIVE B, BANBURY CROSSING, of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Carol B. Sledge by Warranty Deed dated 12/22/2004 from The Jones Company of Tennessee, L.L.C. of record in Instrument No. 20041229-0153892, Register's Office for Davidson County, Tennessee, and further conveyed to Carol B. Sledge by Quitclaim Deed dated 07/12/2006 from Mary Herbert Pope of record in Instrument No. 20060731-0092762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Matters shown on plat of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, Declaration of Restrictive Covenants of record in Book 10369, Page 48, as amended in Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20030728-0105031, Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee, Bylaws of Banbury Crossing of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee, Charter of Banbury Crossing HOA of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee, Conveyance of common areas to the HOA of record in Instrument No. 20190329-0028382, Register's Office for Davidson County, Tennessee, Tree Preservation Restriction of record in Instrument No. 20041006-0120756, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1232 Lighthouse Place, Brentwood, TN 37027
(House No.) (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 successors 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 successors 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.

Effective the 17th day of May, 2023.

Carol B. Sledge

Carol B. Sledge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th day of May, 2023, before me personally appeared Carol B. Sledge, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 1-27-26

KIMBERLY HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO:**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 17th day of May, 2023.

K. Thomas Sidwell
Date: 5/17/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 17th day of May, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

