RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005258 DEEDWARR
05/19/2023 09 41 56 AM 2 pgs
Fees $13 00 Taxes $1,713 10

20230519-0037642

File No EY-23-4473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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 NUMBERS
Kevin M Rhoades and Sarah E Rhoades	**SAME AS NEW OWNERS**	
(NAME)	(NAME)	161-13-0B-422.00-CO
2445 Ledgewood Drive		
(ADDRESS)	(ADDRESS)	
Colorado Springs, CO 80921		
(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, **Farrah Nicole Moore Garlock FKA Elizabeth Nicole Moore, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin M. Rhoades and Sarah E. Rhoades, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 422, on the Final Plat of Creekside of Brentwood, a Horizontal Property Regime, as shown by plat appearing of record in Instrument 20090730-0071237, and established by the Master Deed of record in Instrument 20040702-0079260, as amended and restated in Instrument 20050204-0013611, amended and restated in Instrument No. 20210916-0124412 and as further amended in Instrument 20050329-0034131, Instrument 20050822-0100021 and Instrument 20070622-0075126, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Elizabeth Nicole Moore by Warranty deed from John B. Hart, by Sue Ann Hart, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20100831-0069116, Register's Office for Davidson County, Tennessee, and wife, Sue Ann Hart of record in Instrument No. 20100831-0069117 in the said Register's Office, dated August 27, 2010 and recorded on August 31, 2010. Elizabeth Nicole Moore having since married and is now known as Farrah Nicole Moore Garlock.

The subject property was not a marital residence of Farrah Nicole Moore Garlock FKA Elizabeth Nicole Moore and as such is not subject to any marital or homestead interest.

This is property more commonly known as 422 Lazy Creek Lane, Nashville, TN 37211.

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 18th day of May, 2023

Farrah Nicole Moore Garlock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of May, 2023, before me personally appeared Farrah Nicole Moore Garlock, 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 18th day of May, 2023.

Notary Signature
My commission expires. 10/10/23

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires