Karen Johnson Davidson County
Batch# 1007357 DEEDWARR
05/24/2023 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $8,047.50
20230524-0039270

WARRANTY DEED

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$2,175,000.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2023.

Notary Public

My commission expires: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Bishop	New Owner	**159-06-O-B-022.00co**
1607 Windy Ridge Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian K. Dauphin and Karen B. Dauphin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Bishop, a single man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 22 on the Final Plat of Voce, Phase 1A, of record in Instrument No. 20140819-0074937, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170105-0001613, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian K. Dauphin and Karen B. Dauphin, husband and wife, by Warranty Deed dated August 20, 2018, from Chandelier Development Inc., a Tennessee corporation, of record in Instrument No. 20180822-0083195, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20140819-0074937, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170105-0001613, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Voce, of record in Instrument No. 20140307-0019304, Register's Office for Davidson County, Tennessee.**

3) **By-Laws of Voce Homeowner's Association, Inc., of record in Instrument No. 20180809-0078618, said Register's Office.**

4) **Grant of Easement for access and utilities of record in Book 9184, Page 876, said Register's Office.**

5) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130819-0086872, said Register's Office.**

6) **Easements as set out in the Order to Piedmont Natural Gas of record in Instrument No. 20130919-0098914, as amended in Instrument No. 20160307-0021320, said Register's Office.**

7) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is Improved property, known as 1607 Windy Ridge Drive, Brentwood, TN 37027.

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 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(s) this 24th day of May, 2023.

Brian K. Dauphin

Karen B. Dauphin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Brian K. Dauphin and Karen B. Dauphin,** the within named seller, 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 at Franklin, Tennessee, this **24th** day of **May, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Certificate of Authenticity

I, Russell J. McCann, 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

5/24/23.

Date

Affiant Signature

May 24, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of May, 2023

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)