G#36686-2 BOX #14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444376

Karen Johnson Davidson County
Batch# 1011687 **DEEDWARR**
06/06/2023 09 57 45 AM 2 pgs
Fees $13 00 Taxes $1,254 30

20230606-0042772

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$339,000.00~~.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2023

Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sherri Kelley 2355 Fairchild Circle, Unit 102 Nolensville TN 37135	~~New Owner~~ United Wholesale Mortgage, LLC P O Box 650530 Dallas, Texas 75265-0530	Tax Parcel ID No 188-05-0C-102.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet H. Stegall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherri Kelley, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 on Lot 185, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Carothers Farms Stacked Flats, a Condominium Development, of record in Instrument No. 20180917-0092013, amended in Instrument No. 20190710-0066979, and Supplement for Annexing Building (Lot 185) of record in Instrument No. 20200327-0033526 and Amendment to the Allocation of Interests and Votes of record in Instrument No. 20230320-0019923, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of Carothers Farms Stacked Flats, a Condominium Development, for placement of Units, as shown on Exhibit "2" to the Fourth Supplement to the Declaration of record in Instrument No. 20200327-0033526, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to JANET H. STEGALL, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210416-0051458 , dated April 16, 2021 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 188-05-0C-102.00-CO.

Matters shown on the Plan of record in Instrument No. 20181217-0122265, said Register's Office.

Master Deed Restrictions For Carothers Crossing of record in Instrument No. 20070627-0076581, amended in Instrument No. 20070627-0076582, Instrument No. 20080515-0049893, Instrument No. 20171220-0129697, Instrument No. 20171002-0100689, Instrument No. 20171002-0100690, 20180125-0008094, Instrument No. 20180719-0070523 and Instrument No. 20190321-0025836, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099818 and in Instrument No. 20080515-0049892, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20070703-0079178, said Register's Office.
Stormwater Detention Agreement of record in Instrument No. 20070702-0078659, said Register's Office.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, said Register's Office.

Right of way Easement of record in Book 3578, page 491, and in Book 3611, page 195, said Register's Office.

Sanitary Sewer Easement of record in Book 4588, page 484, said Register's Office.

Declaration of Easement in Instrument No. 20140507-0038903 and Instrument No. 20140603-0048042, said Register's Office.

Declaration of Restricti ons and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20 171116-0117787 , and Instrument No. 20171116-0117788, said Register's Office.

Access, Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, said Register's Office.

Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, assigned in Instrument No. 20140827-0078032, said Register's Office.

Easement of record in Book 9975, page 541, said Register's Office.

Parking Easement and Maintenance Agreement of record in Instrument No. 20180719-0070523, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, said Register's Office.

This is improved property located at 2355 Fairchild Circle, Unit 102 Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2023.

Janet H. Stegall

Janet H. Stegall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet H. Stegall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2023.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025