WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011813 DEEDWARR
06/06/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,044.88
20230606-0042958

File #23-PA-2305-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/7/24

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaitlin Terese Ober and Jarred Ober	**iServe Residential Lending, LLC**	
(NAME)	(NAME)	
2305 Patrick Avenue	**1920 Via Frontera, Suite 500**	**044 09 0B 062.00**
(ADDRESS)	10(ADDRESS)	
Old Hickory, TN 37138	**San Diego, CA 92127**	
(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, **HEIDI ANN JACKSON, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAITLIN TERESE OBER AND JARRED OBER, WIFE AND HUSBAND** 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 Unit No. 62, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, as amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No. 20210825-0115036 and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C-1" and "C-2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Heidi Ann Jackson, a single woman, by Special Warranty Deed from Craighead Partners, LLC a Tennessee limited liability company, of record in Instrument No. 20210524-0069825, in the Register's Office of Davidson County, Tennessee, dated May 17, 2021 and recorded on May 24, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hanes Commercial Subdivision Section One, as recorded in Book 6200, Page 73.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190423-0037385; as amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No. 20210825-0115036 and Attorney's Certificate recorded in Instrument No. 20200406-0036201.

*Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091002-0091659 and Instrument No. 20091002-0091660.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190315-0023882 and Instrument No. 20210212-0020414.

*Easement for Highway Purposes, recorded in Book 4377, Page 391.

*Easement recorded in Book 5861, Page 693; Book 6274, Page 436; Book 6392, Page 453 and Book 8421, Page 436.

*Easement for Water Mains and Appurtenances, recorded in Book 11008, Page 297.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20011010-0110524; Instrument No. 20011010-0110526 and Instrument No. 20011010-0110528.

*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20190604-0053339.

*Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20190723-0071867.

*50 feet Tennessee Natural Gas Transmission line across the premises and controlled access area along a Portion of Robinson Road and Industrial Drive, of record in Book 6200, Page 73 and Portion of Gas Line Easement to be abandoned in Instrument No. 20020923-0115686 and Instrument No. 20020923-0115687.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2305 Patrick Avenue, Old Hickory, TN 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 ~~1st~~ 2nd day of June, 2023.

Heidi Jackson
Heidi Ann Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~1st~~ 2nd day of June, 2023, before me personally appeared Heidi Ann Jackson, 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 ~~1st~~ 2nd day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the ~~1st~~ 2nd day of June, 2023.

Affiant Signature
Date 06/~~01~~2/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~1st~~ 2nd day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

