WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

File #23-PA-2003-V

Karen Johnson Davidson County
Batch# 1014816 DEEDWARR
06/13/2023 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,513.30
20230613-0045096

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)
Poontong Delp	**NEW OWNER**	
(NAME)	(NAME)	**188 10 0A 126.00**
2003 Oak Trail Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **ANDREW STEVENSON AND RUTH STEVENSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **POONTONG DELP** 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 Lot No. 45B on the Plan of the Resubdivision of Lot No. 45 of Carothers Crossing, Phase 2, Section 1, Lots 21-61, of record in Instrument No. 20170125-0008319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Stevenson and Ruth Stevenson, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171011-0104436, in the Register's Office of Davidson County, Tennessee, dated October 10, 2017 and recorded on October 11, 2017.

This conveyance is subject to:

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot No. 45 of Carothers Crossing Phase 2, Section 1, Lots 21-61, as recorded in Instrument No. 20170125-0008319.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Carothers Crossing Phase 2, Section 1 Lots 21-61, Subdivision, as recorded in Instrument No. 20070807-0093924.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, as amended in Instrument No. 20080515-0049892, Instrument No. 20171002-0100689, Scrivener's Affidavit recorded in Instrument No. 20171220 0129697, Supplemental Declaration recorded in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690.
* Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20070627-0076581, as amended in Instrument Nos. 20080515-0049893 and 20180125-0008094.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded

in Instrument No. 20161202-0126863.

* Easement for Right of Way, recorded in Book 4588, Page 484.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070703-0079178.
* Easement recorded in Instrument No. 20070123-0009057, Assignment recorded in Instrument No. 20121121-0107595 and Instrument No. 20140827-0078032.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900.
* Subject to the right of WM SUB CC, LLC, a Tennessee limited liability company, contained in the Special Warranty Deed of record in Instrument No. 20170119-0006081, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2003 Oak Trail Drive, Nolensville, TN 37135**.

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 12th day of June, 2023.

Andrew Stevenson

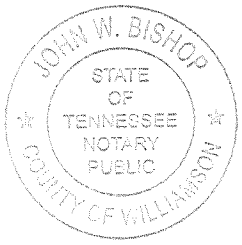
Ruth Stevenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2023, before me personally appeared Andrew Stevenson, 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 12th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

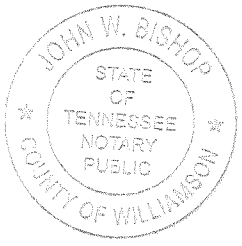


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2023, before me personally appeared Ruth Stevenson, 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 12th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023



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

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 June 13, 2023.

Affiant
Date: 6/13/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 13th day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY