Karen Johnson Davidson County
Batch# 1017133 DEEDWARR
06/21/2023 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230621-0046966

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Abigail Beggs	NEW OWNER	034 07 0B 020.00
(NAME)	(NAME)	
2504 Val Marie Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Caitlin Jill Carter, an Unmarried Woman, and Ryan M. Jesse, an Unmarried Man, as Tenants in Common with Rights of Survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Abigail Beggs**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot Number 20 on the plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village, Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee, as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and Revised in Instrument No. 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument No. 20080821- 0086071, amended at Instrument No. 20151112-0115172 and Instrument No. 20151217-0127190. Along with this conveyance, the Grantee steps into position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to Caitlin Jill Carter, an Unmarried Woman, and Ryan M. Jesse, an Unmarried Man, as Tenants in Common with Rights of Survivorship, by Warranty Deed from John R. Daniels and Jody E. Daniels, Husband and Wife, and John W. Daniels, an Unmarried Man, of record in Instrument No. 20200121-0007092, in the Register's Office of Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cluster-Lot Subdivision of Enclave at Twin Hills, as recorded in Instrument No. 20071221-0146647 and Revised in Instrument No. 20080117-0005451, said Register's office.
Declaration of Covenants, Conditions and Restrictions recorded in Book 6628, Page 577, as amended in Book 6646, Page 543; Book 10672, Page 743; Instrument No. 20010817-0089318 and Amendment to By-Laws recorded in Instrument No. 20070205-0014894 and further amended in Instrument No. 20170918-0095380, Instrument No. 20170808-0081338 and Scrivener's Affidavit recorded in Instrument No. 20171219-0129364, said Register's office.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505 and Surveyor's Certificate of Correction recorded in Instrument No. 20050729-0088636, said Register's office.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080721-0074557, as amended in Instrument No. 20150709-0066722, said Register's office.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Enclave at Twin Hills Villas Condominium of record in Instrument No. 20080821-0086071, as amended by instrument(s) of record in Instrument No. 20151112-0115172 and Instrument No. 20151217-0127190, said Register's office.; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement for Right of Way, recorded in Instrument No. 20110930-0075699 and Instrument No. 20120228-0017172, said Register's office.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001185.
Charter Right of Way for CSX Transportation Railroad.

This conveyence is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2504 Val Marie Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 20th day of June, 2023.

Caitlin Jill Carter

Ryan M. Jesse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of June, 2023, before me personally appeared Caitlin Jill Carter and Ryan M. Jesse, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:

File No.: 2023-0583
Warranty Deed TN

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 20, 2023.

Affiant Signature

6/20/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of June, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY