Karen Johnson Davidson County
Batch# 1017744 DEEDWARR
06/22/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230622-0047434

(1)

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

CRT File No. 23054630

SABRINA SCHULHAUSER NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elijah John Drew 213 Steamboat Ct Nashville TN 37214	~~New Owner~~ Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	Tax Parcel ID No. 062 02 0A 140.00

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, **Wanda L. Petty, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elijah John Drew, an unmarried man**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of River Trace Estates, Phase I Section II, of record in Book 6900, Pages 158-159, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wanda L. Petty, unmarried, by Warranty Deed from Amy K. Motley, unmarried, of record in Instrument No. 20030602-0074494, in the Register's Office of Davidson County, Tennessee, dated May 30, 2003 and recorded on June 02, 2003.

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

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Trace Estates, Phase I Section II, as recorded in Book 6900, Pages 158-159.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat of Subdivision P.U.D., River Trace Estates, as recorded in Book 6250, Page 995.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6851, Page 370 as amended in Book 6982, Page 747.

Easement for Sewerage Facilities, recorded in Book 7097, Page 135.

Easement for Sanitary Sewer, recorded in Book 7097, Page 140 and Book 7593, Page 523.

Easement for Water Main, recorded in Book 7097, Page 149 and Book 7593, Page 565.

Easement for Slope, recorded in Book 7296, Page 484.

Grant and Indemnity Agreement as set forth in instrument recorded in Book 7030, Page 798.

This is improved property located at 213 Steamboat Ct Nashville TN 37214

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 12th day of June, 2023.

Wanda L. Petty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of June, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 12, 2023.

Date

Affiant Signature

June 12, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY