Karen Johnson Davidson County
Batch# 1018299 DEEDWARR
06/23/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230623-0047893

WARRANTY DEED

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

B-BR-23-2134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jenane Gabrielle McCulloch and Lawrence Robert Dahl Lisa Marie Dahl	New Owner	
(NAME)	(NAME)	**135-12-0B-015.00-CO**
2134 Nashboro Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **MICHAEL DRIVER AND RACHEL DRIVER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENANE GABRIELLE MCCULLOCH AND LAWRENCE ROBERT DAHL, WIFE AND HUSBAND AND LISA MARIE DAHL, UNMARRIED,** 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. 15, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 7, of record in Book 4660, Page 156, amended in Book 11700, Page(s) 49 and 50, Register's Office for said County, and as established by Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, as amended in Instrument No. 20050222-0018813 and Instrument No. 200502220018814, to which reference is made for a more complete description.

Being the same property conveyed to Michael Driver and Rachel Driver, husband and wife by Warranty deed from Melissa J. Anderson, unmarried of record in Instrument No. 20211102-0146681 Register's Office for Davidson County, Tennessee, dated October 27, 2021 and recorded on November 02, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- All matters shown on Plat recorded in Book 11700, Pages 49 and 50 which amends the plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520; Book 4827, Page 14 and Instrument No. 20000316-0027171, Instrument Number 20010322-0027768 and Instrument Number 20050222-0018813 and Revised Parking Rules Instrument Number 20110923-0073937, Register's Office for Davidson County, Tennessee.
- By-Laws of Fairway Pointe Homeowner's Association of record in Book 11703, Page 520 and attached thereto as Exhibit "C", Register's Office for Davidson County, Tennessee.
- Charter for Fairway Pointe Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8870, Page 887 and Book 8870, Page 932, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4868, page 74 and Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
- Easement for Cart Path of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.
- Judgement of Declaration of taking for J. Percy Priest Dam of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.

• Public Right-of-Way Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
• Easement(s) of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
• QuitClaim Deed for common areas to Fairway Pointe Homeowner's Association of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
• Fairway Pointe Homeowners Association, Inc., Parking Rules of record in Instrument Number 20091105-0102438, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2134 Nashboro Blvd., Nashville, Tennessee 37217**.

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 21st DAY OF JUNE, 2023.

Michael Driver

Rachel Driver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL DRIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before ~~me, the undersigned~~, a Notary Public in and for said County and State, RACHEL DRIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tonya Loftin, 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 21, 2023**.

Date

Tonya Loftin
Affiant Signature

June 23, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)