Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1024116 DEEDWARR
07/10/2023 09 42 50 AM 2 pgs
Fees $13 00 Taxes $1,257 63

20230710-0052374

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$339,900 00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
NIDIA MARA CULVER	**New Owner**	**175-06-0A-090.00 CO**
(NAME)	(NAME)	
705 CANDLECREEK WAY		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, AHMED ROBINSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIDIA MARA CULVER,** Unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A 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.144, on the Plan of Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", of record in Instrument No 20060824-0104545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ahmed Robinson, unmarried man, by deed from Candice Nelson, AKA Candice Eanes, a married woman, of record in Instrument No 20191031-0112153, dated October 30, 2019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20060824-0104545, Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record in Instrument No. 20060824-0104548 and Instrument No. 20061208-0152023, Easement to Tennessee Telephone Co of record in Instrument No 20061013-0127208, Easement to Colonial Pipeline of record in Book 4542, page 131, Book 3616, page 453, Book 3570, page 13, and Book 3571, page 599, Easement to First Suburban Water District of record in Book 4453, page 154, Transmission Line Easement of record in Book 4425, page 582 and Book 2346, page 378; Declaration of Taking to United States of America (TVA) of record in Book 11335, page 609 and in Instrument No. 20021017-0127752, Storm Water Detention Agreement of record in Instrument No. 20041103-0132562; Easement to TDS Telecom of record in Instrument No 20061013-0127208; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved(**X**) property, known as **705 CANDLECREEK WAY, ANTIOCH, TN 37013**
(House Number) (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

Witness my hand this 6th day of July, 2023

AHMED ROBINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 6th day of July, 2023

My Commission expires **March 3, 2026**

Notary Public

