Karen Johnson Davidson County
Batch# 1025999 DEEDWARR
07/14/2023 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230714-0053956

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $499,900.00 Affiant Subscribed and sworn to before me, this 13th day of July, 2023. Notary Public My commission expires: 3.17.2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Katherine Bennett	**New Owner**	**181-10-0A-011-00CO**
6745 Autumn Oaks Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gregory Shearer and Martha Shearer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Katherine Bennett, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 11 on the Plan of Section One, Autumn Oaks, R-20 Residential P.U.D. of record in Plat Book 9700, Pages 913 and 914, 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 all of the property conveyed to Gregory Shearer and Martha Shearer, husband and wife, by deed from Mitchell Andrew Mask and Mary Charlotte Mask, husband and wife, of record in Instrument No. 20190730-0074803, dated July 26, 2019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Pages 913 and 914, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20010912-0099443, amended in Instrument No. 20030513-0064238, amended in Instrument No. 20101206-0096935 and amended in Instrument No. 20100414-0028160 and DCCR's for The Heights at Autumn Oaks in Instrument No. 20200617-0062783, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6704, Page 397, Book 6704, Page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee. Charter for Autumn Oaks Homeowners Association of record in Instrument No. 20010912-0099442, in the Register's Office for Davidson County, Tennessee. PUD Boundary of record in Plat Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 7515, Page 298, Book 9343, Page 196 and Book 9343, Page 199, in the Register's Office for Davidson County, Tennessee. Easement for use of spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee. Water Line Easement of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee. Easement to Columbia Gulf Transmission Company of record in Book 2245, Page 271, Book 4240, Page 667, partially released in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee. Easement for Ingress and Egress to Cemetery of record in Book 261, Page 284 and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7760, Page 970, in the Register's Office for Davidson County, Tennessee. Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097329, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

c. All other easements and restrictions of record.

This conveyance 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, and (5) other matters of public record.

This is improved property known as 6745 Autumn Oaks Drive, Brentwood, TN 37027.

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 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/our hand(s) this 13th day of July, 2023.

Gregory Shearer

Martha Shearer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Gregory Shearer and Martha Shearer,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2023.

Notary Signature
My commission expires:



File #: **23-169**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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 7/13/23.

Date

Affiant Signature

July 13, 2023

State of TN
County of Williamson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON