Karen Johnson Davidson County
Batch# 1026561 DEEDWARR
07/14/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,593.78
20230714-0054108

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,750.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS THE 7TH DAY OF JULY, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Carrie A. Yarborough 2009 Revocable Trust 2022 Morrison Ridge Drive Nashville, TN 37221	NEW OWNER	143-01-0-D-019.00CO

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 considerations, the receipt of which is hereby acknowledged, I/we, **Haury and Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Carrie Yarborough, Trustee of Carrie A. Yarborough 2009 Revocable Trust,** hereinafter called GRANTEE(S), their successors 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 Unit No. 19, on the plan of BELLE MEADE RIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200123-0008509, as amended in Instrument No. 20210104-0000013, Instrument No. 20210104-0000014, Instrument No. 20210127 0012271, and Instrument No. 20220426-0048083, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Haury and Smith Contractors, Inc. by Warranty Deed dated 04/19/2006 from Charles Randal Brock, Trustee of the Wells Family Trust U/W/O Dorothy W. Wells, of record in Instrument No. 20060419-0044933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200123-0008509, as amended in Instrument No. 20210104-0000013, Instrument No. 20210104-0000014, Instrument No. 20210127-0012271, and Instrument No. 20220426-0048083, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line of record in Book 6431, Page 402, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line and Sewer Line of record in Book 6800, Page 409, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20060712-0083957, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180410-0033672, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of a Public Utilities Easement of record in Instrument No. 20200105-0120032, Register's Office for Davidson County, Tennessee.subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

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 unimproved ☐ improved ☒ 2022 Morrison Ridge Drive, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 7 day of July, 2023.

Haury and Smith Contractors, Inc.

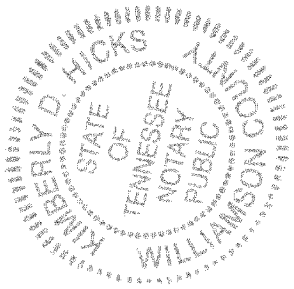
BY: _____
Clay Morris, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

Witness my hand and seal, at office in Brentwood, TN this 7 day of July, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-31-26



RETURN TO:
Limestone Title & Escrow
580 Franklin Rd, Ste 203
Franklin TN 37069

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 7, 23 (date of document).

Jennifer L. Pennell

July 14, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024