Karen Johnson Davidson County
Batch# 1028416 DEEDWARR
07/19/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230719-0055651

6733

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2023-0703

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase M. Larsen and Grace E. Larsen	Rocket Mortgage	175-02-0B-158.00-CO
(NAME)	(NAME)	
522B Eastboro Drive	PO Box 6577	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Phil Newman, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase M. Larsen and Grace E. Larsen, husband and wife,** 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 all of Unit 2103, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Phil Newman by Warranty deed from Matthew Coombes, unmarried of record in Instrument No. 20170125-0008132 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 25, 2017.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20081016-0104151 and Instrument No. 20081016-0104157, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Old Hickory Commons with By-Laws appended thereto, of record in Instrument No. 20070920-0112646, as amended in

Instrument No. 20071213-0143334, as amended and restated by Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons with Charter and By-Laws appended thereto, in Instrument No. 20080317-0026338, as further amended in Instrument No. 20080710-0071087, Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument 20130322-0028759, Instrument 20140207-0011094, Instrument No. 20190502-0040941, Instrument No. 20190502-0040940, Instrument No. 20201103-0128180 and Instrument No. 20201120-0136581 Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as an Exhibit to the Amendment To Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections One, Two and Three, of record in Instrument No. 20080317-0026338, in the Register's Office for Davidson County, Tennessee. Conveyance of all common areas to HOA of record in Instrument No. 20080402-0032833, in the Register's Office for Davidson County, Tennessee. Right of Way Easement to Colonial Pipeline Company of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement(s) of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, in the Register's Office for Davidson County, Tennessee. Easement(s) to Tennessee Telephone Company of record in Instrument No. 20080709-0070604 and Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee. Quitclaim to Metro Government of record in Instrument Number 20100303-0016291, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 805 Lower Park Place, 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/our hand(s) this 19th DAY OFJULY , 2023.

Phil Newman

STATE OF Tennessee

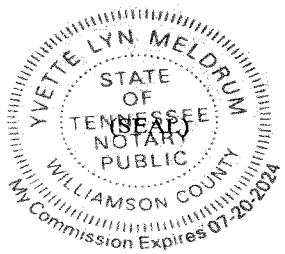
COUNTY OF Davidson

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

Witness my hand and official seal at office, this 19th day of July, 2023.

Notary Public

My commission expires: 7-20-2024



(SEAL)

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 19 day of July, 2023

Ernest D Bennett III 7-19-2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 19 day of July, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024