Karen Johnson Davidson County
Batch# 1037104 DEEDWARR
08/10/2023 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20230810-0062155

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me this 7th day of August, 2023.

Notary Public
My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael Briosi 5528 Hamilton Cir Antioch, TN 37013	Same	164-04-0B-015-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Ciara Collier, a single woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Michael Briosi and Aracelia Rosa Briosi, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No 15, on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, amended in Instrument No. 20171117-0118441, and Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ciara Collier, an unmarried woman, by deed from Craighead Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180601-0052122, Register's Office for Davidson County, Tennessee, and dated May 31, 2018.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Hamilton Run Townhomes of record in Instrument No. 20170301-0020039 Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easement of record in Book 2336 Page 541 and Book 4441 Page 754, Register's Office for Davidson County, Tennessee.

4. Right of Way Deed granted to Davidson County, Tennessee of record in Book 2544 Page 448, Register's Office for Davidson County, Tennessee.

5. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20160413-0035292, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, of record in Instrument No. 20160802-0079381 and Instrument No. 20180111-0003790, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170714-0070732, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for the purpose of public street Right of Way of record in Instrument No. 20170420-0038993, Register's Office for Davidson County, Tennessee.

9. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20170301-0020039, amended in Instrument No. 20171117-0118441 and Instrument No. 20171121-0119229 in the official records of the Davidson County Register of Deeds.

10. Subject to the Master Deed, recorded as Instrument #20170301-0020039 and amended in Instrument No. 20171117-0118441, and Instrument No. 20171121-0119229 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 5528 Hamilton Circle, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of August, 2023.

Ciara Collier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of August, 2023, before me personally appeared Ciara Collier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2023.

Notary Signature
My commission expires: 12-10-2023

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202308100062155

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 7, 2023.

J. Carlton Drumwright

August 7, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 7, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY