WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037189 DEEDWARR
08/11/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230811-0062267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Aug., 2023

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2023-0789

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
Kristin Noelle Clarkson	Wilson Bank & Trust	164-06-0A-013.00-CO
(NAME)	(NAME)	
4316 Summercrest Boulevard #206	209 Legends Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	
(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, **Devon Sylvester and McKenzie Sylvester, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristin Noelle Clarkson, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No.13 of Autumn Glen, Section 1, Phase 2, (Manor Homes), a Condominium Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Autumn Glen, Section 1, a Condominium Regime, of record in Instrument Number 20030929-0143614, as amended of record in 20101229-0103591, amended and supplemented for Autumn Glen, Section 1, Phase 2 of record in Instrument Number 20170510-0046473, and amended in Instrument No. 20230404-0024572, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" of said supplemented Master Deed of record in Instrument No. 20170510-0046473, in said Register's Office.

Being the same property conveyed to Devon Sylvester and McKenzie Sylvester, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190501-0040622 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 01, 2019.

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 20020926-0117438, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Autumn Glen, Section 1, a Condominium Development of record in Instrument Number 20030929-0143614, as amended of record in 20101229-0103591, Instrument Number 20170510-0046473, and Instrument No. 20230404-0024572, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484 and Book 11669, Page 376 and Instrument Number 20010308-0021946, Register's Office for Davidson County, Tennessee. By Laws of record in Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee. Quitclaim Assignment of Developer's Rights of record in Instrument Number 20161229-0136918, in the Register's Office for Davidson County, Tennessee. Dedication of Easement of record in, Instrument Number 20020828-0104004, Register's Office for Davidson County, Tennessee. Easement of record in, Instrument Number 20021211-0153095, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in, Instrument Number 20020823-0102072 and Instrument Number 20030923-0140664, Register's Office for Davidson County, Tennessee. Access, amenities, and reciprocal drainage and detention facilities easement and maintenance agreement of record in Instrument Number 20161230-0137500, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants for Detached Structure of record in Instrument Number 20180312-0022940, in the Register's Office for Davidson County, Tennessee.

This property, known as 4316 Summercrest Boulevard #206, Nashville, 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 3rd DAY OF August, 2023.

Devon Sylvester

McKenzie Sylvester

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Devon Sylvester and McKenzie Sylvester, husband and wife, 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 3 day of August, 2023.

Notary Public

My commission expires: 4-20-2024

(SEAL)

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

True Copy Certification

I, Yvette Meldrum, 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 Aug. 3, 2023.

Affiant Signature

Aug. 3, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of August 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10·20·24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024