Karen Johnson Davidson County
Batch# 1040794 DEEDWARR
08/21/2023 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230821-0065041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0420

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicole Byars	New Owner	Map: 033040A06000CO
(NAME) 60 Rolling Meadows Drive	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAULA A. SMITH, UNMARRIED,

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

NICOLE BYARS, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 60 on the Plan of Rolling Meadows, Phase 1, Section Two, of record in Plat Book 6250, Page 732, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Paula A. Smith, a single woman, by deed from Deborah C. Borum and Richard L. Cobb, heirs of the Estate of Lois H. Cobb, of record in Instrument No. 20201008-0117106, dated October 7, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 732, said Register's Office; (3) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104724, in the Register's Office for Davidson County, Tennessee; (4) Utility and Drainage Easement of record in Instrument No. 20021025-0130769 and Instrument No. 20040203-0012922, in the Register's Office for Davidson County, Tennessee; (5) Charter for Homeowners Association of record in Book 6595, Page 734 and Book 8052, Page 513, in the Register's Office for Davidson County, Tennessee; (6) Deed of common areas to Homeowners Association of record in Book 6603, Page 488, Book 6726, Page 22, Book 6966, Page 500, Book 6980, Page 185, Book 7138, Page 349, in the Register's Office for Davidson County, Tennessee; (7) All matters of record in Plat Book 6250, Page 173, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6593, Page 194, amended in Book 6726, Page 18, Book 6926, Page 472, Book 6966, Page 497, Book 6980, Page 188, Book 7138, Page 352, Book 7408, Page 733, Book 8049, Page 711, Book 8052, Page 514, Book 9319, Page 100, Book 9557, Page 25, Book 9566, Page 369, Book 9675, Page 386, Instrument No. 20170203-0011853, and Book 6593, Page 242, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 60 Rolling Meadows Drive, Goodlettsville, TN 37072
(House No.) (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 our hands this 18th day of August, 2023.

Paula A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula A. Smith, 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 this, 18th day of August, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 18, 2023.

(AFFIANT) – Julia Wyatt

08/18/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 18th day of August, 2023.

My commission expires: 3/6/24

Notary Public

