WARRANTY DEED

Karen Johnson Davidson County
Batch# 1041940 DEEDWARR
08/23/2023 02 33 45 PM 2 pgs
Fees $13 00 Taxes $1,074 85

20230823-0066018

JM-P-23-5495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,500 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2019 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Brian Allan Hartsell and Leslye Tate Hartsell	**New Owner**	
(NAME)	(NAME)	**163-16-0D-041-00-CO**
5495 Cedar Ash Crossing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARYN LUISA CALDWELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN ALLAN HARTSELL AND LESLYE TATE HARTSELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

Unit 41, as established by Declaration of Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180710-0066588, as amended in Instrument Number 20180718-0069941, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property

Being the same property conveyed to Karyn Luisa Caldwell by Warranty deed from Lake Forest Homes, Inc , a Tennessee Corporation of record in Instrument No 20201204-0141117 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 04, 2020

This conveyance is subject to
• Taxes for the year 2023, a lien not yet due and payable
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180710-0066588 and amended in Instrument No 20180718-0069941, Register's Office for Davidson County, Tennessee
• Charter of record in Instrument Number 20180717-0069538, in the Register's Office for Davidson County, Tennessee
• Grant of Gas Service or Fuel Line Easement of record in Book 6928, Page 930 and Book 8083, page 79, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee
• Sign Easement of record in Book 6196, Page 738, in the Register's Office for Davidson County, Tennessee
• Declaration of Restrictive Covenants, Dedication of Easement, Sewer Reimbursement of record in Book 9336, Page 238, in the Register's Office for Davidson County, Tennessee
• Easement of record in Book 1224, Page 256, in the Register's Office for Davidson County, Tennessee
• Easement Deed by Court Order of record in Instrument Number 201202280017172, in the Register's Office for Davidson County, Tennessee
• Development Easement and Agreement of record in Instrument Number 20031124-0170577, in the Register's Office for Davidson County, Tennessee
• Declaration of Restrictions and Covenants for Stormwater Facilities of record in Instrument Number 20190412-0033781, in the Register's Office for Davidson County, Tennessee
• Quitclaim Deed of record in Instrument Number 20220824-0095633, in the Register's Office for Davidson County, Tennessee
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5495 Cedar Ash Crossing, Antioch, Tennessee 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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF AUGUST, 2023

Karyn Luisa Caldwell by PH Attorney in Fact
Karyn Luisa Caldwell by Paul Hinman,
Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20230823-0096017**, Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KARYN LUISA CALDWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said KARYN LUISA CALDWELL

Witness my hand and official seal, this the 18th of August, 2023

Stephanie Woodall
Notary Public
My Commission Expires _____.
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212