39B

Name and Address of New Owner:
Emily G Lindsey
1400 White Dutch Lane
Antioch, TN 37013

Send Tax Statements To:
CapStar Bank
2002 Richard Jones Road #300A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
(Please Return Document to

Lawyers Land & Title Servic
500 North Walnut St
Murfreesboro, TN 37130
File No MR-23071075

Karen Johnson Davidson County
Batch# 1047670 DEEDWARR
09/08/2023 11 35.12 AM 3 pgs
Fees $18 00 Taxes $1,517 00

20230908-0070623

Map and Parcel: 182 15 0C 022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amber M. Hedgepath and Kenny Hedgepath, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily Lindsey, a single woman**, hereinafter called the GRANTEE, his 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 Unit 11 of the Townhomes of Clover Glen, Phase 1A, Lot 21, a Planned Unit Development, as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Clover Glen, a Horizontal Property Regime With Private Elements, pursuant to Tennessee Code Annotated Section 66/27/103(b) of record in Instrument No. 20180813-0079686 and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905 and Instrument No. 20190522-0048424, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A: to said Declaration appearing of record in Instrument No. 20180813-0079686 and as corrected by Scrivener's Affidavit of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905 and Instrument No. 20190522-0048424, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Amber M. Hedgepath and Kenneth Hedgepath, wife and husband by Warranty Deed filed for record on January 30, 2020 in Instrument Number 20200130-0010966, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Amber M. Hedgepath, married by Quitclaim Deed filed for record on December 7, 2021 in Instrument Number 20211207-0162073, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of The Townhomes of Clover Glen, a Horizontal Property Regime of record in Instrument No 20180813-0079686 and as corrected by Scrivener's Affidavit of record in Instrument No 20180823-0083703, Instrument No 20190130-0008905 and Instrument No 20190522-0048424, and as supplemented in Instrument No 20191030-011139; All matters as set forth on Minor Subdivision Final Plat, Clover Glen, Phase 1A, of record in Instrument No 20180618-0058128, Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No 20161027-0113628, Instrument No. 20170623-0063193 and Instrument No 20180430-0040397, Declaration of Covenants for Glover Glen of record in Instrument No 20180608-0055284 and as amended in Instrument No 20190213-0013583 and

Instrument No 20230313-0018000, All matters as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for The Townhomes of Clover Glen, a Horizontal Property Regime of record in Instrument No 20180813-0079686 and as corrected by Scrivener's Affidavit of record in Instrument No 20180823-0083703, Instrument No 20190130-0008905 and Instrument No 20190522-0048424, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1400 White Dutch Lane, 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, his heirs and assigns forever, and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 6th day of September, 2023

Amber M Hedgepath

Kenny Hedgepath

State of Tennessee

County of Rutherford

Personally appeared before me, Amber M Hedgepath and Kenny Hedgepath with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 6th of September, 2023

Notary Public
My Commission Expires 3.2027

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000 00

Affiant Signature

Subscribed and sworn to before me, this 6th day of September, 2023

Notary Public
My Commission Expires 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY