PREMIER LAND TITLE & ESCROW, LLC
879 SEVEN OAKS BLVD. SUITE 600
SMYRNA, TN 37167
#171-23

Karen Johnson Davidson County
Batch# 1051852 DEEDWARR
09/20/2023 07:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230920-0073745

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-3527

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of September, 2023

Notary Public

Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Groom and Samantha Hall 2343 Fairchild Circle #203 Nolensville, TN 37135	United Wholesale Mtg LLC 585 S. Blvd. E Pontiac, MI 48341	188-05-0B-203.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

William Thomas Emmanuel, a unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Andrew Groom and Samantha Marie Hall, husband and wife, as joint tenants

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:

Land in Davidson County, Tennessee, and being all of Unit No. 203 (within Lot No. 184) of Carothers Farms Stacked Flats, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats of record in Instrument No. 20180917-0092013, as amended in Instrument No. 20190710-0066979 and Instrument No. 20201110-0132740, and supplemented to Annex Building 184 Instrument No. 20200327-0033525, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration.

Reference is hereby made to the plan of Carothers Farms Stacked Flats Building 184, as shown on Exhibit "2" to the Third Supplement to the Declaration of record in Instrument No. 20200327-0033525, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to William Thomas Emmanuel, a unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20210224-0022882 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on February 24, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2343 Fairchild Circle, #203, Nolensville, TN 37135

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 so 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.

Dated this the 18th day of September, 2023.

WILLIAM THOMAS EMMANUEL
William Thomas Emmanuel

STATE OF TENNESSEE
COUNTY OF WILSON

On this 18th day of September, 2023, before me personally appeared William Thomas Emmanuel, 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 18th day of September, 2023.

Notary Signature
My commission expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Tammy M. Cabe, 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 9/18/23 (date of document).

Affiant Signature

9/19/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19th day of Sept, 2023.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 3-20-27