Astoria Title and Escrow, LLC
55 Music SQ West, 2nd Floor Nashville, TN 37203

ADDRESS NEW OWNER: Joseph A. Graebe
Danielle A. Guttilla
2012 Oak Trail Drive
Nolensville, TN 37135

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 188-10-0A-073.00CO

Karen Johnson Davidson County
Batch# 1052251 DEEDWARR
09/20/2023 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,282.42
20230920-0073961

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sara Anne Brown, unmarried and Bobby Wayne Brown, married, as joint tenants with rights of survivorship** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Joseph A. Graebe and Danielle A. Guttilla, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Final Plat, Carothers Crossing, Phase 2, Section 2, Lots 62-123 of record in Plat at Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sara Anne Brown, unmarried and Bobby Wayne Brown, married, as joint tenants with rights of survivorship, by deed from Vileka D. Willett NKA Vileka D. Knudtson, a married woman, dated January 26, 2022 and recorded January 27, 2022, of record in Instrument No. 20220127-0010009, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2012 Oak Trail Drive, Nolensville, TN 37135.

Grantor warrants that the subject property has never been used as his marital residence and is not subject to any marital rights therein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters as shown on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123, Final Plat Subdivision of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee.(3) Declaration of Charter, Easements, Covenants and Restrictions for Carothers Crossings of record in Instrument No. 20070627-0076582, supplemented in Instrument No. 20070821-0099817 (Annexing Phase 2, Section 1, Lots 21-61), Instrument No. 20070821-0099818 (Annexing Phase 2, Section 2, Lots 62-123), amended in Instrument No. 20080515-0049892 and Instrument No. 20171002-0100689, corrected by Scrivener's Affidavits in Instrument No. 20070627-0076581 and Instrument No. 20171220-0129697, supplemented in Instrument No. 20171002-0100688 (Annexing Phase 3, Section 1), Instrument No. 20190321-0025836 (Annexing Phase 3, Section 2), Instrument No. 20190321-0025836, (Adding Phase 3, Section 2), Instrument No. 20200803-0085638 (Annexing Phase 3, Section 3), Instrument No. 20210625-0086747 (Annexing Phase 7, Sections 1A, 1B & 1C), Instrument No. 20230320-0019922 (Annexing Phase 7, Section 2 & Phase 10, Section 1A & 1B) and Instrument No. 20230628-0049250 (Annexing Additions Phase 7, Section 1A), said Register's Office.(4) Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and in Instrument No. 20180125-0008094, said Register's Office (5) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Carothers Crossing, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(6) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et

seq., as same is amended. (7) Assignment and Assumption of Declarant's rights of record in Instrument No. 20171002-0100690, said Register's Office.(8) Right of Way Easement to Colonial Pipeline Company of record in Book 4588, Page 484, said Register's Office.(9) Storm Water Detention Agreement of record in Instrument No.20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, said Register's Office.(10) Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, said Register's Office.(11) Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, said Register's Office.(12) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance in Instrument No. 20070703-0079178 (Phase 2), and Instrument No. 20071026-012649, said Register's Office.(13) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, said Register's Office.(14) Declaration of Easement of record in Instrument No. 20140507-0038903 and supplemented in Instrument No. 20140603-0048042, said Register's Office.(15) Quitclaim Deed to Carothers Crossing Neighborhood Association, Inc. for all open space of record in Instrument No. 20180719-0070522 (Phase 1, Phase 2, Section 1 and Phase 2, Section 2), said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of September 2023.

Sara Anne Brown

Bobby Wayne Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sara Anne Brown, unmarried and Bobby Wayne Brown, married, as joint tenants with rights of survivorship,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 19th day of September 2023.

MARY KATHRYN CARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $346,600.00.

Affiant

Subscribed and sworn before me this 19th day of September 2023.

Kristina F Iantosca
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

File No. 2308-135

Certificate of Authenticity

I, Kimberly Minter, 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 9/19/2023.

Kimberly Minter

Name: KIMBERLY MINTER
Title: CLOSER

STATE OF: **Tennessee**

COUNTY OF: Davidson

Sworn to and subscribed before me on September 20, 2023.

Kristina F. Iantosca

Notary Public:
My Commission Expires: 3/9/2027

