Karen Johnson Davidson County
Batch# 1052919 **DEEDWARR**
09/22/2023 10.06 50 AM 6 pgs
Fees. $33 00 Taxes $1,665 00

20230922-0074562

EVSTS MORTGAGE CORP
dba Prosperity Mtg Advisors
149 BONITA PKWY
Hendersonville, TN 37075

| Prepared By: | Record and Return To: | Mail Tax Statements to: |
|---|---|---|
| VidmarLaw, LTD<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | ~~PLEASE RETURN TO:~~<br>WARRANTY TITLE INSURANCE CO<br>120 ANDERSON LANE<br>HENDERSONVILLE, TN 37075 | Jason M Lindsey and<br>Matthew Lindsey<br>309 Seven Springs Way<br>Unit 204<br>Brentwood, TN 37027 |

Order Number: 101-10514086

# GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Charles Lewis McGuire, an unmarried and Emily A. McGuire, unmarried woman,** for Four Hundred Fifty Thousand Dollars and 00/100 ($450,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Jason M. Lindsey, an unmarried man, and Matthew Lindsey, an unmarried man,** as joint tenants with rights of survivorship, whose address is 309 Seven Springs Way, Unit 204, Brentwood, TN 37027, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 25 (address designation #204), Phase I, St. Martin square at seven springs condominiums as established by Master Deed of record in Instrument No. 20060310-0028319, as amended of record in Instrument No. 20061109-0139692, as corrected in Instrument No. 20080730-0077840, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common areas and/or elements appurtenant to said unit as set forth in the Master Deed, Exhibit E -3, reference to which is hereby made for a more complete and detailed description of the Unit and the condominium, the rights and obligations of the declarant and the unit owners, and the Bylaws of the Association of Owners.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property

and that the property is unencumbered except as to:

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

The conveyance of the above-described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 4460, Page 186, Instrument No. 20000713-0069320 and Instrument No. 20000122-0125520, Register's Office for Davidson County, Tennessee.
2. All matters shown on the Plan of record in Plat at Instrument No. 20060222- 0020470, Register's Office for Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of St. Martin Square at Seven Springs Condominiums of record in Instrument Number 20060310-0028319, supplemented in Instrument No. 20061109-0139692 corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4611, Page 682 and Instrument No. 20000713-0069415 as amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 as ratified in Instrument No. 200110240-116171 and further amended in Instrument No. 200311070-163683, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. By-Laws of St. Martin Square Association of record in Book 4611, Page 692, as amended and restated in Instrument 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
6. Charter of St. Martin Square Association of record in Book 4611, Page 674, in the Register's Office for Davidson County, Tennessee.
7. Charter for St. Martin Square Homeowners of record in Instrument Number 20060217-0019487 and Instrument Number 20030610-0028319, in the Register's Office for Davidson County, Tennessee.
8. Charter for Seven Springs Neighborhood HOA of record in Instrument Number

20040520-0059668, in the Register's Office for Davidson County, Tennessee.

9. Charter for Seven Springs Brentwood HOA of record in Instrument Number 20010726-0079648, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Easement of record in Instrument Number 200108030-082968, in the Register's Office for Davidson County, Tennessee.
11. Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 200408160-098712, in the Register's Office for Davidson County, Tennessee.
12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150309-0019801, in the Register's Office for Davidson County, Tennessee.
13. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
14. All other easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 160-15-0D-025.00-CO
Street address of property: 309 Seven Springs Way, Unit 204, Brentwood, TN 37027

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20180201-0010515 in the Register's Office, Davidson County, Tennessee.

Signed this 21st day of August, 2023

Signature of Grantor (1 of 4):

Charles Lewis McGuire

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, SS:

***BE IT REMEMBERED*** That on this 21ST day of AUGUST, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Charles Lewis McGuire known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires
January 21, 2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Signed this 21st day of August, 2023

Signature of Grantor (4 of 4):

Charles L. McGuire as Power of attorney for
Emily A. McGuire

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, SS:

***BE IT REMEMBERED*** That on this 21ST day of AUGUST, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Charles L. McGuire as Power of attorney for Emily A. McGuire known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires
January 21, 2026

No title search was performed on the subject property by the preparer The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

County Parcel number: 160-15-0D-025.00-CO
Street address of property: 309 Seven Springs Way, Unit 204, Brentwood, TN 37027

Oath of Consideration

I or we, Jason M. Lindsey, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 450,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 21 day of Aug, 2023.

Signatures of Affiant(s):

Sworn and subscribed before me this 21 day of Aug, 2023

Notary Public

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026