Karen Johnson Davidson County
Batch# 1056480 DEEDWARR
10/03/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20231003-0077666

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rotini Clement Awoyode and Susanna Oluwalope Awoyode	New Owner	44-7-B-2.00
(NAME)	(NAME)	
17 Roehrig Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20231284

For and 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, **Clare Seabright Wilson,** a **married woman** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rotini Clement Awoyode and Susanna Oluwalope Awoyode, husband and wife,** 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.

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 2, Final Plat, 43B Jones Circle according to survey and plat of same appearing of record in Instrument No. 20201223-0153255, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Clare Seabright Wilson, a married woman, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated January 26, 2022 and filed of record in Instrument No. 20220131-0010807, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument No. 20170320-0026990 and By-Laws in Instrument No. 20170515-0047879, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Underground easement/public utility easement appearing of record in Instrument No. 20210518-0067238 and in Instrument No. 20210518-0067243, said Register's Office.

Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances appearing of record in Instrument No. 20211022-0142410, said Register's Office.

Stormwater Detention Agreement appearing of record in Instrument No. 20050818-0098293 and Instrument No. 20070423-0048045, said Register's Offic e.

Permanent easement appearing of record in Book 3709, page 310, said Register's Office.

Unimproved ☐
This is improved ☒ property, known as 17 Roehrig Court, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of September, 2023

Clare Seabright Wilson

Joshua P. Wilson, Jr. By Clare S. Wilson Attorney in Fact

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clare Seabright Wilson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of September, 2023.

Notary Public
My Commission Expires: 4/26/26

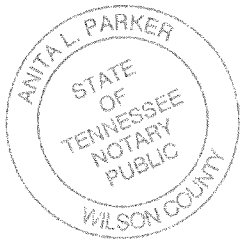


STATE OF Tennessee)
County OF Davidson)

Before me personally appeared Clare S. Wilson, 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 Joshua P. Wilson, Jr., and who acknowledged that he/she executed the same as the free act and deed of Joshua P. Wilson, Jr..

Witness my hand, at office, this 29th of September, 2023.

Notary Public
My Commission Expires: 4/26/26



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept 29, 2023.

Affiant
Date: October 3, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of October 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY