Karen Johnson Davidson County
Batch# 1058603 DEEDWARR
10/06/2023 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,164.49
20231006-0078958

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $314,726.00

Affiant

Subscribed and sworn to before me
This 28th day of September, 2023.

Notary Public

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
Elliott Development **3844 S Mount Juliet Rd** **Hermitage, TN 37076**	**New Owner**	**064 16 0D 085.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Amanda Om, Executrix of the Estate of Vetahmary R. Higgins,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Elliott Development, LLC, a Tennessee Limited Liability Company,** (the "Grantee"), Grantee's and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 252 on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, said Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vetahmary R. Higgins, an unmarried woman, by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20020102-0000489, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 1844 Brookmeadow Ln, Hermitage, TN 37076.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Charter to Truxton Park HOA of record in instrument no 20001101-0108603, said Register's Office.
3. Deed to Truxton Park HOA of record in Instrument NO. 20050311-0027267, said Register's Office.
4. Subject to all matters as shown on plat in Instrument NO. 20010515-0049898, said Register's Office.
5. Easement as of record in Book 4910, Page 838, book 5699, Page 535, Book 7877, Page 328 and Instrument No. 20001208-0121300, said Register's Office.
6. Restrictive Covenants of record in Instrument No. 20001011-0100896, Instrument No. 20001030-0107559, Instrument NO. 20010522-0052910, Instrument NO. 20020123-0009419, Instrument No. 20020506-0055897, Instrument NO. 20020718-0086907, said Register's Office.
7. By Laws of record in Instrument No. 20001101-0108604, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 28th day of September, 2023.

Grantor: The Estate of Vetahmary R. Higgins

Executrix

By: Amanda Om, Executrix

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California }
COUNTY OF Orange }

Before me, the undersigned of the state and county mentioned, personally appeared, **Amanda Om, Executrix of the Estate of Vetahmary R. Higgins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix of the Estate of Vetahmary R. Higgins**, and as such **Executrix,** acknowledged the she is authorized to execute the foregoing instrument on behalf of **the Estate of Vetahmary R. Higgins,** the within named bargainor, and that she as such **Executrix,** executed the foregoing instrument for the purpose therein contained, by signing the name **Amanda Om, Executrix.**

WITNESS my hand and official seal at Costa Mesa, California, this 28th **day of** September, **2023.**

GRIFFIN RINEY
Notary Public - California
Orange County
Commission # 2390418
My Comm. Expires Jan 12, 2026

Notary Public

My Commission Expires: 01/12/2026

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 Sept. 28, 2023.

AFFIANT SIGNATURE

10/6/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of October, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026