Karen Johnson Davidson County
Batch# 1071260 DEEDWARR
11/14/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231114-0088630



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2023.

Notary Public

My commission expires: 3.17.2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Alexander Leaver and Kellie Mina Leaver	**New Owner**	**044-15-0N-002.00CO**
906 Water Ridge Drive		
Byron Center, MI 49315		

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, WE,

Roberth Lamer, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Alexander Leaver and Kellie Mina Leaver, 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of The Cottages at 909 Debow, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220602-0063720, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roberth Lamer, a married man, by deed from Eren Crowder and Tiffany Crowder, of record in Instrument No. 20220602-0063721, dated May 27, 2022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 1835, Page 52, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20220602-0063720, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2019, Page 28, modified in Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee. Charter of Old Hickory Neighborhood Association of record in Book 8290, Page 865, in the Register's Office for Davidson County, Tennessee. Restrictions and Easements of record in Book 1853, Page 257, Book 1853, Page 281 and Book 1968, Page 605, in the Register's Office for Davidson County, Tennessee. Easement to Cumberland Telephone and Telegraph Company of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee. Easements referenced in Deed of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements.Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 912 Dodson Street, Nashville, TN 37138.

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 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.

Witness my/our hand(s) this 13th day of November, 2023.

Roberth Lamer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Roberth Lamer,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2023.

Notary Signature
My commission expires:



File #: 23-452
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

11/13/23.

Date

Affiant Signature

November 13, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 13th day of November, 2023

Notary's Signature

My Commission Expires: 3.17.2024

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024