# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074506 DEEDWARR
11/22/2023 10:48:03 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20231122-0090985

Y-HDH-23-6429

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mary P. Cornelius and Kenneth O. Oudenga** | **Same as New Owner** | |
| (NAME) **6429 Paddington Way** | (NAME) | **151-09-0A-053.00-CO** |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BALTAZAR REYES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY P. CORNELIUS AND KENNETH O. OUDENGA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Long Hunter Chase, A Residential Planned Unit Development Phase 1, Section II of record in Plat Book 9700, Page 638, 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 Baltazar Reyes, a married man by Warranty deed from Wahidi Construction LLC, a Tennessee limited liability company of record in Instrument No. 20201116-0134982 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 16, 2020.

Subject property having never been said grantors primary marital residence.

This conveyance is subject to:
- Taxes for the year 2023, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9430, Page 251, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9430, Page 279, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space and/or Common Area of record in Instrument Number 20030820-0120927, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8197, Page 288 and Book 9988, page 821, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 9588, Page 930 and Book 9988, page 793, in the Register's Office for Davidson County, Tennessee.
- Drainage Ditch of record in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and Water Mains and Appurtenances of record in Book 8197, Page 288 and Book 8358, page 91 and 92, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Tennessee Telephone and Telegraph Co. of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Declaration for Taking for maintenance of transmission line of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee.
- Judgment for taking of easement for use by Tennessee Valley Authority of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.

- Easement for Sanitary Sewer of record in Book 9588, Page 930 and Book 9988, page 783, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6429 Paddington Way, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF NOVEMBER, 2023.

Baltazar Reyes by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 BALTAZAR REYES, and who acknowledged he/she/they executed the same as the free act and deed of the said BALTAZAR REYES.

Witness my hand and official seal, this the 20th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212