WARRANTY DEED

Karen Johnson Davidson County
Batch# 1075526 DEEDWARR
11/28/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20231128-0091613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (395,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Robert Vital Myers (NAME)	**NEW OWNER** (NAME)	**175 02 0B 232.00**
1616 Sprucedale Drive Antioch, TN 37013 (ADDRESS)	**116 Ramsden Avenue La Vergne, TN 37086** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of November, 2023, the undersigned, **TAYLOR ANDREW, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ROBERT VITAL MYERS, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1616 SPRUCEDALE DRIVE, ANTIOCH, TN 37013** and more particularly described as follows:

> Land in the First Civil District of Davidson County, Tennessee, being Unit No. 36, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20070920 0112646, as amended in Instrument No. 20071213-0143334 and Amended and Restated recorded in Instrument No. 20080317-0026338 and further amended in Instrument No. 20080710-0071087 and Amendment to Restated recorded in Instrument No's. 20101222-0101832; 20130322-0028759; 20140207-0011094; 20190502-0040941 and 20201120-0136581 and Supplemental Declaration recorded in Instrument No. 20081117-0113467 and Fines recorded in Instrument No. 20201103-0128180, in the Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Taylor Andrew, an Unmarried Woman, by Warranty Deed from Ole South Properties, Inc. a Tennessee Corporation, of record in Instrument No. 20140915-0084169, in the Register's Office of Davidson County, Tennessee, dated September 04, 2014 and recorded on September 15, 2014.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever: and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of November, 2023.

GRANTOR: Taylor Andrew

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Taylor Andrew**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of November, 2023.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 November 27, 2023.

Affiant Signature

11/27/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27 day of November, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY