Karen Johnson Davidson County
Batch# 1087946 DEEDWARR
01/03/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240103-0000651

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

W-CL-23-1515-132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(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)
Jawana Pryor	New Owner	
(NAME)	(NAME)	**149-15-0B-060.00-CO**
1515 Bridgecrest Drive #132		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **KESHA R. JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAWANA PRYOR, A SINGLE WOMAN,** 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. 132 on the revised plan of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kesha R. Johnson, an unmarried woman by Warranty Deed from Mandisa L. Hundley of record in Instrument No. 20200211-0015424 Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 11, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument No. 20020213-0018958, revised in Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10332, Page 1 and amended in Book 10774, Page 723, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030806-0112013, corrected by Scrivener's Affidavit of record in Instrument No. 20190524-0049438, as amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961, Instrument No. 20160502-0042419, Instrument No. 20180607-0054595 and Instrument No. 20190308-0021543, Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Holiday Decorations Rule of record in Instrument Number 20160412-0034962, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Rules Regarding Vehicles of record in Instrument Number 20160412-0034963, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Dumpster Rules of record in Instrument Number 20160412-0034964, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Parking Rules of record in Instrument Number 20160502-0042420, Instrument No. 20190308-0021544 and Amended & Restated in Instrument No. 20220713-0080377, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Leasing Rule of record in Instrument Number 20160502-0042421 and Instrument No. 20160502-0042422, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Owner and Occupation Information of record in Instrument Number 20220713-0080376, in the Register's Office for Davidson County, Tennessee.
- Amendment to Bylaws of record in Instrument Number 20180607-0054594, in the Register's Office for Davidson County, Tennessee.

- Charter of Cambridge Forest Homeowners Association, Inc. of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.
- Telephone Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement and Agreement for Use and Maintenance of Private Road across Blackman Property of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.
- Sewer and/or Drainage Easement of record in Book 6881, Page 320 and Book 7453, Page 445, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement (20'wide) along Westerly Boundary Line of record in Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7632, Page 962, Book 10805, Page 497 and Instrument No. 20010202-0010454, in the Register's Office for Davidson County, Tennessee.
- All Matters Shown on the plan of record in Book 6900, Page(s) 561 and 562, in the Register's Office for Davidson County, Tennessee and Plan Book 3, Page 26, Chancery Court for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20121114-0104688, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, in the Register's Office for Davidson County, Tennessee.
- Option to Purchase Real Estate of record in Book 10953, Page 640, 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: **1515 Bridgecrest Drive #132, 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 28th DAY OF DECEMBER, 2023.

Kesha R. Johnson

Carlos Knott, Jr.

Carlos Knott, Jr., spouse of Kesha R. Johnson, hereby joins in this conveyance and does transfer and convey any and all marital interest Carlos Knott, Jr. may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KESHA R. JOHNSON AND CARLOS KNOTT, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Certificate of Authenticity

I, Grace Vance, 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 12/28/23.

Date

Affiant Signature

12/28/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

My Commission Expires: 10/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY