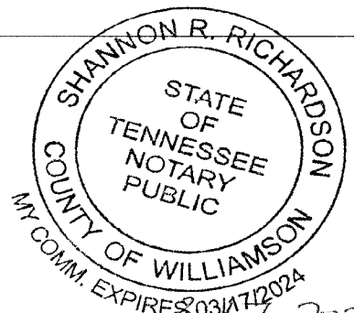
Karen Johnson Davidson County
Batch# 1091006 DEEDWARR
01/12/2024 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20240112-0002726



My commission expires: 3/17/2024
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me, this 12th day of January, 2024.

Notary Public

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:
The Joseph B. Daly Family Trust dated December 19, 2022	**New Owner**	**171-03-0B-129.00CO**
1 Trestles		
Laguna Niguel, CA 92677		

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 ACKNOWLEDGE, WE,

The Virginia Stone Coward Williams Revocable Trust dated March 8, 2017, by its Trustees: Virginia Stone Coward Williams, Amanda Coward Pigott and Maria Coward Wood

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

Joseph B. Daly, Trustee of The Joseph B. Daly Family Trust dated December 19, 2022

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 No. 45 on the Plan of Townhomes of Fredericksburg, Revision One, Phase One, Section Three of record in Book 9700, Page 534, 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 Trustees of the Virginia Stone Coward Williams Revocable Trust dated March 8, 2017, by deed from Virginia S. C. Williams, of record as Instrument No. 20170309-0023506, dated March 8, 2017, 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 Book 9700, Page 534, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931, Book 10628, Page 517, Book 10694, Page 541, amended and restated in Instrument No. 20191127-0122852 and DCCR in Instrument No. 200007180070558, re-recorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee. By Laws of record in Book 8920, Page 45, amended in Book 10126, Page 489, amended Book 10275, Page 959, amended in Book 10694, Page 539, amended in Instrument No. 20150102-0000219 and amended in Instrument No. 20191127-0122853, Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 11201, Page 713, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 11201, Page 790, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 8920, Page 40 and Book 10126, Page 430, in the Register's Office for Davidson County, Tennessee. PUD Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee. Restriction of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee. Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee. Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee. Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County,

Tennessee. Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 9698, Page 81, 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 641 Old Hickory Boulevard, Unit 308, Brentwood, TN 37027.

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 12th day of January, 2024.

The Virginia Stone Coward Williams Revocable Trust dated March 8, 2017

By: _____
Virginia Stone Coward Williams, Co-Trustee

By: _____
Amanda Coward Pigott, Co-Trustee

By: _____
Maria Coward Wood, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Virginia Stone Williams, Amanda Coward Pigott and Maria Coward Wood,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), who proved to me that they are the **Co-Trustees of the Virginia Stone Coward Williams Revocable Trust dated March 8, 2017**, and are authorized by the trust document to execute this instrument on its behalf, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2024.

_____
Notary Signature

My commission expires:



File #: **23-505**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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

1/12/24.
Date

Affiant Signature

1/12/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of January, 2024.

Notary's Signature

My Commission Expires: 3.17.2024
Date

Notary's Seal (if on paper)

