Karen Johnson Davidson County
Batch# 1091432 DEEDWARR
01/22/2024 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20240122-0003036

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37969-11-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me this 12th day of January, 2024. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Underwood Kathryn Elizabeth Underwood 1316 West Running Brook Road Nashville, TN 37209	Legacy Home Loans LLC DBA Steadfast Mortgage 1036 Stearman Dr., Ste. 6 White House, TN 37188	Map and Parcel No.: 114070B06800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Erica Ashley Thomas and Gregory Thomas, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Joseph Underwood and Kathryn Elizabeth Underwood, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1316 West Running Brook Road, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 12th day of January, 2024.

GRANTORS:

Erica Ashley Thomas

Gregory Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erica Ashley Thomas and Gregory Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Westchase, Section Three, of record in Instrument No. 20030807-0112290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Erica Ashley Thomas and Gregory Thomas, wife and husband, by deed dated April 6, 2017 of record in Instrument No. 20170410-0034863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Instrument No. 20030807-0112290, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the PUD Boundary Plan of record as Book 9700, Page 521, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Westchase of record in Instrument No. 20021126-0146387, amended in Instrument No. 20151210-0124243 and Instrument No. 20160308-0021966, Register's Office for Davidson County, Tennessee.
5. 100-foot TVA easement of record in Book 751, page 374, and Book 787, pages 13 and 14, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easements for Sanitary Sewer in Book 5222, Page 720, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office for Davidson County, Tennessee.
8. Easement for ingress of egress to and from a family cemetery set out in Book 2484, page 315, Register's Office for Davidson County, Tennessee.
9. Agreement for dedication of sewer line easement of record in Instrument No. 20021028-0131574, Register's Office for Davidson County, Tennessee.
10. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20050509-0052106, Register's Office for Davidson County, Tennessee.
11. Agreement for dedication of sewer line easement of record in Instrument No. 20021028-0131574, Register's Office for Davidson County, Tennessee.
12. Agreement of record in Instrument No. 20021028-0131572, Register's Office for Davidson County, Tennessee.
13. Subject to rights of others in and to the common areas and/or elements.

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of January, 2024.

Affiant Signature

Date 1/12/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES:

