WARRANTY DEED

Karen Johnson Davidson County
Batch# 1096540 DEEDWARR
01/31/2024 01:49:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20240131-0006894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

Jim Vand
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF JANUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-24

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3080LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Grace Katherine Widner	VanDyk Mortgage Corporation	064120A422.00
422 Hunters Place	2449 Camelot Court SE	
Hermitage, TN 37076	Grand Rapids, MI 49546	

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 ACKNOWLEDGED, WE,

BELINDA BROOKS, UNMARRIED

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

GRACE KATHERINE WIDNER, A SINGLE WOMAN

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:

A certain condominium apartment in Davidson County, Tennessee, Unit No. 422, FOX RUN SECOND REVISION - Part of Section 2 and First Revision - Part of Section 1, on the Plan of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said unit.Being the same property conveyed to Belinda Brooks, unmarried, by Warranty Deed from Virginia J. Sexton, dated December 14, 2021, and recorded December 17, 2021, in Instrument No. 20211217-0167143, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6250, Page 118, of the Public Records of Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and By-Laws in the Master deed in Official Records Book 5535, Page 713, corrected in Official Records Book 5895, Page 516, and second Deed of Correction in Official Records Book 5936, Page 301 and amended to Master Deed of record in Official Records Book 5548, Page 852, Official Records Book 5896, Page 1, Official Records Book 6370, Page 817, and Official Records Book 8510, Page 95, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
3. Charter for Homeowner's Association recorded in Official Records Book 5208, Page 188, of the Public Records of Davidson County, Tennessee.
4. Easement recorded in Official Records Book 8035, Page 646, of the Public Records of Davidson County, Tennessee.
5. Rights of adjoining owners to party wall(s) located partly on the Land.

This is improved property known as 422 Hunters Place, Hermitage, TN 37076

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 in 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 hand on the 23 day of January, 2024.

Belinda Brooks

Belinda Brooks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BELINDA BROOKS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

☐ *"Personally" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 23 day of January, 2024.

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

I Lisa Allard, 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 January 29, 2024.

Lisa Allard

Lisa Allard, Affiant January 29, 2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this January 29, 2024.

J R Vanderpool

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024