Karen Johnson Davidson County
Batch# 1099076 DEEDWARR
02/08/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20240208-0008815

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

File #23-TC-2344-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan E. Hickman	NEW OWNER	
(NAME)	(NAME)	**044 09 0B 103.00 CO**
2344 Patrick Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **MEREDITH DURBIN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN E. HICKMAN** 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 Unit No. 103, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Meredith Durbin, an unmarried woman, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20210913-0121915, in the Register's Office of Davidson County, Tennessee, dated September 10, 2021 and recorded on September 13, 2021.

This conveyance is subject to:

* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hanes Commercial Subdivision Section One, as recorded in Plat Book 6200, Page(s) 73 .
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190423-0037385 as amended in Instrument Nos. 20190627-0062402; 20200116-0005698; 20201203-0140753; 20210224-0022939; 20210825-0115036 as Attorney's Certificate recorded in Instrument No. 20200406-0036201.
* Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in

Instrument Nos. 20091002-0091659; 20091002-0091660.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20190315-0023882; 20210212-0020414.
* Easement for Highway Purposes, recorded in Book 4377, Page 391.
* Easement for Water Mains and Appurtenances, recorded in Book 11008, Page 297.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20011010-0110524; 20011010-0110526; 20011010-0110528.
* Easement for Gas Line (to be Abandoned), recorded in Instrument Nos. 20020923-0115686 and 20020923-0115687.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20190604-0053339.
* Easement recorded in Book 5861, Page 693; Book 6274, Page 436; Book 6392, Page 453 and Book 8421, Page 436.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20190723-0071867.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20210209-0018524.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2344 Patrick Avenue, Old Hickory, TN 37138**.

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 1st day of February, 2024.

Meredith Durbin By Loy Carney, Attorney In Fact

Meredith Durbin by Loy Carney, as her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Meredith Durbin as her attorney in fact and acknowledged that he executed the same as the free act and deed of the said Meredith Durbin as her attorney in fact.

Witness my hand, at office, this 1st day of February, 2024.

Notary Signature
My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 1, 2024** (date of document).

Affiant Signature

February 7, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25