Karen Johnson Davidson County
Batch# 1100032 DEEDWARR
02/12/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20240212-0009517

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4488
Parcel ID: 161-11-0A-012-00

Property Address:
354 Huntington Ridge Drive, Nashville, TN 37211

Please return to Magnolia Title
150 N Royal Oaks Blvd
Franklin, TN 37067

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Same as new owner

Address of New Owner:
1006 Loblolly Dr.
Murfreesboro, TN
37128

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JAMES F. WORMANN and ANNE MONTY WEST, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ERNIE LEE COLVIN, II, an unmarried man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Townhouse No. 12 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, Page 9, amended in Book 9700, Page 846, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JAMES F. WORMANN and ANNE MONTY WEST, husband and wife by Deed dated July 14, 2017 from JAMES F. WORMANN, recorded July 14, 2017, in Instrument Number 20170714-0071102, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to JAMES F. WORMANN by Deed dated June 6, 2014 from LARRY J. WHISENANT and wife, KATHY H. WHISENANT, recorded June 17, 2014, in Instrument Number 20140617-0052486, Register's Office for Davidson County, Tennessee.

This is improved property known as, 354 Huntington Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4675, page 9 and Book 9700, page 846, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement granted to The Metropolitan Government of Nashville and Davidson County as contained in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243, Book 7423, page 762, Instrument No. 20080324-0029069, Instrument No. 20110331-0024865 and Instrument No. 20130724-0076332, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 9th day of February, 2024.

James F Wormann
JAMES F. WORMANN

Anne Monty West
ANNE MONTY WEST

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JAMES F. WORMANN and ANNE MONTY WEST, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 9th day of February, 2024.

STEPHANNIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $263,000.00.

Jamika Jones
Affiant

SWORN TO and subscribed before me on this 9th day of February, 2024.

Robyn Dubray
Notary Public

My Commission Expires:
1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Robyn DeBray, 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 2/9/2024.

Robyn DeBray

Affiant Signature

2/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

12 day of February, 20 24.

Notary's Signature

My Commission Expires: 5-9-2026

Notary's Seal (if on paper)

