Karen Johnson Davidson County
Batch# 1100642 DEEDWARR
02/13/2024 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20240213-0010048

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Jennifer Jones
Affiant

Subscribed and sworn to before me this 13 **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

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Yong Sun Nadolski Family Revocable Trust		188-10-0F-001-00
501 Pleasant Street Nolensville, TN 37135	Same as new owner	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jennie Lynn Jones, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Yong Sun Nadolski Family Revocable Trust** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. A of 124 Carothers Crossing Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 124 Carothers Crossing Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20171003-0101314, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set

forth in to said Declaration.

Being the same property conveyed to Jennie Lynn Jones, an unmarried woman by deed from Gregory Winnett, a single man, of record in Instrument No. 20191118-0118649, Register's Office for Davidson County, Tennessee, and dated November 15, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of 124 Carothers Crossing Townhomes of record in Instrument No. 20171003-0101314 Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer Mains, Pumps, and Appurtenances of record in Instrument No. 20170302-0020826, Registe's Office for Davidson County, Tennessee.

4. Subject to the right of WM SUB CC, LLC of record in Instrument No. 20170731-0077406, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20070702-0078659 Register's Office for Davidson County, Tennessee.

7. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057 Register's Office for Davidson County, Tennessee.

8. Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690 Register's Office for Davidson County, Tennessee.

9. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20070627-0076582, supplemented in Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818, amended in Instrument No. 20080515-0049892, and supplemented in Instrument No. 20171002-0100688 in the official records of the Davidson County Register of Deeds.

10. Subject to the Master Deed, recorded as Instrument #20171003-0101314 in the official records of the Davidson County Register of Deeds.

11. Charter of Carothers Crossing Neighborhood Association of record in Instrument No. 20070307-0027908 Register's Office for Davidson County, Tennessee.

This property is improved property known as 501 Pleasant Street, Nolensville, TN 37135

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of February, 2024.

Jennie Lynn Jones

Jennie Lynn Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of February, 2024, before me personally appeared Jennie Lynn Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of February, 2024.

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sheri Engel

Notary Signature
My commission expires: 11/21/2027

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

202402130010048

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 2/13/2024.

Robyn DeBray

Affiant Signature

2/13/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

13 day of February, 20 24.

Jennifer

Notary's Signature

My Commission Expires: 5-9-2026

Notary's Seal (if on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026