Karen Johnson Davidson County
Batch# 1104238 DEEDWARR
02/23/2024 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240223-0012558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

W-CR-24-303

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anita Fisher	Same As New Owner	
(NAME) **303 Dartmoor Pl.**	(NAME)	**025-08-0A-201.00-CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, **JULIE CARROLL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANITA FISHER, A MARRIED WOMAN,** 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 Lot No. 201 on the Plan of Final Plat Parkview Preserve Phase 1A of record in Plat at Instrument No. 20190415-0034123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie Carroll, an unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200731-0084749 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on July 31, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20190415-0034123, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 547, Page 46, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20130110-0003257, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190503-0041704 and amendment recorded in Instrument No. 20200108-0002728 and 20200706-0072345, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20190418-0035627, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement o Private Stormwater Management Facilities of record in Instrument Number 20180629-0062942, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easements of record in Book 2014, Page 308 and Book 3164, Page 487, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 3255, Page 507, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Book 6113, Page 624, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement to the City of Goodlettsville of record in Instrument Number 20130118-0006195, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed (Common Area) of record in Instrument Number 20220223-0020613, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 Dartmoor Pl., Goodlettsville, Tennessee 37072**.

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 23rd DAY OF FEBRUARY, 2024.

Julie Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared ~~before me, the undersigned~~, a Notary Public in and for said County and State, JULIE CARROLL, ~~the within~~ named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET E. EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **2-23-2024** [DATE].

AFFIANT SIGNATURE

2-23-2024

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **23rd** day of **February**, 2024.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

