THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246815**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1107602 DEEDWARR
03/05/2024 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20240305-0015391

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

WARRANTY DEED

Address New Owner: Tomill Newsom and Linda Thomas 5510 Country Drive Apt 45 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162 09 0A 045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob Rainey and Leah Rainey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tomill Newsom, unmarried woman, and Linda Thomas, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Townhouse No. 45 Of Hickory Valley Condominiums, Phase 2, A Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Of Record Plat Book 4460, Page 133, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided Interest In the General And Limited Common Elements Of The Condominium.

Being the same property conveyed to Jacob Rainey and Leah Rainey, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, by Warranty Deed from Amber L. Wallace, Unmarried, of record in Instrument No. 20140818-0074514, in the Register's Office of Davidson County, Tennessee, dated August 08, 2014 and recorded on August 18, 2014.

The execution of this instrument is affected by the signature of Sabrina Schulhauser as Attorney-in-Fact for Jacob Rainey and Leah Rainey, which Power of Attorney is recorded in Book 202403050015389——, Page _____, Register's Office for Davidson County, Tennessee
202403050015390

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Valley Condominiums, Phase 2, as recorded in Plat Book 4460, Page(s) 133.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hickory Valley Condominiums, Phase 2 Condominium of record in Instrument No.; also subject to easements, rights and interests 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 building thereon.

Easement recorded in Book 4842, Page 979; Book 5606, Page 663; Book 7497, Page 740 and Instrument No. 20130517-0050050.

Fines of Hickory Valley Condominiums, Phase 2 Association of record in Instrument No. 20140613- 0051943.

Subject to the Master Deed and By-Laws of record in Book 4659, Page 32 and Book 4937, page 429, recorded in the official records of the Davidson County Recording Office.

This is improved property located at 5510 Country Drive Apt 45 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2024.

Jacob Rainey by Sabrina Schulhauser attorney in fact
Jacob Rainey
by Sabrina Schulhauser as Attorney-In-Fact

Leah Rainey by Sabrina Schulhauser attorney in fact
Leah Rainey
by Sabrina Schulhauser as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Jacob Rainey and Leah Rainey and they are authorized by Jacob Rainey and Leah Rainey to execute this instrument on their behalf.

Witness my hand, at office, this 5th day of March, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2025

Certificate of Authenticity

I, Drusilla Bryant, 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 3-5-24.

Drusilla Bryant
Affiant Signature

3-5-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of March, 24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

