(1)

WARRANTY DEED

Karen Johnson
Batch # 1108942
03/08/2024 10:10:39 AM
Fees: $13.00 Taxes: $2,960.00

Davidson County
DEEDWARR
2 pgs

20240308-0016220

File #24-PA-1012-Pilk

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2024.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Jake M. Emmerick and Sarah L. Elliott	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
1012 Richland Creek Aly	3940 N. Ravenswood Ave.	**103 02 2A 002.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chicago, IL 60613	
(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, **JEREMY E. NOEL, AN UNMARRIED PERSON, AND PATRICK C. CUSTER, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAKE M. EMMERICK, AN UNMARRIED MAN, AND SARAH L. ELLIOTT, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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. 2 on the plan of Homes at Orlando and Burgess, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at Orlando and Burgess, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180601-0052555 and corrected by Scrivener's Affidavit of record in Instrument No. 20200221-0019261, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JEREMY E. NOEL AND PATRICK C. CUSTER, MARRIED TO EACH OTHER, by deed from RCP LAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190807-0078680, dated August 5, 2019, said Register's Office. The said, Jeremy E. Noel a/k/a Jeremy Noel and Patrick C. Custer a/k/a Patrick Custer having divorced by Final Decree of Divorce and Marital Dissolution Agreement in the Circuit Court for Davidson County, Tennessee, Docket No. 23D1331, filed on February 12, 2024.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.
*Plat of Richland Creek Apartments, as recorded in Plat Book 6900, Page(s) 483, said Register's Office.
*Plat of The Homes at Orlando & Burgess, as recorded in Instrument No. 20180523-0049543, said Register's Office.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180601-0052555 and Scrivener's Affidavit recorded in Instrument No. 20200221-0019261, said Register's Office.
*Restrictions and Covenants recorded in Instrument No. 20180320-0026064, said Register's Office.
*Easement for Water and Sewerage Services, recorded in Book 7748, Page 384 and Book 7748, Page 404, said Register's Office.

*Easement for Right of Way, recorded in Instrument No. 20090710-0064677 and Instrument No. 20150126-0007080, said Register's Office.
*Easement for Reciprocal, recorded in Instrument No. 20180912-0090655 as amended in Instrument No. 20210114-0006569, said Register's Office.
*Regulatory Agreement as set forth in instrument recorded in Book 7391, Page 959 as amended in Book 9739, Page 453, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1012 Richland Creek Aly, Nashville, TN 37209**.

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 7th day of March, 2024.

Jeremy E. Noel

Patrick C. Custer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Jeremy E. Noel, 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 7th day of March, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Patrick C. Custer, 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 7th day of March, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
~~Carney Title, LLC~~
~~400 Overbeck Lane, Suite 101~~
~~Nashville, TN 37204~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064