Karen Johnson Davidson County
Batch# 1109525 DEEDWARR
03/11/2024 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20240311-0016661

WARRANTY DEED

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

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 the 8th day of March, 2024.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen Ford	United Wholesale Mortgage, LLC	**Map 096-07-0-A Parcel 001-00co**
222 Hickory Hill Ct.	585 South Blvd. E	
Nashville, TN 37214	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ashleigh Houser, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Ford, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 7, Unit Number 4 on the Plan of Bianca Square Condominiums, of record in Plat Book 5200, Page 661, amending Plat Book 5800, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made or a more complete description of the property.

Being the same property conveyed to Ashleigh Houser, unmarried woman, by Warranty Deed dated April 8, 2022, from Sara Stewart, single woman, of record in Instrument No. 20220414-0043316, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Book 5200, Page 661, amending Plat Book 5800, Page 101, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Bianca Square Homeowners Association, Inc., of record in Book 6162, Page 195, and amended in Book 6165, Page 566, and in Book 9885, Page 208, Register's Office for Davidson County, Tennessee; 3) By-Laws of Bianca Square Homeowners Association, Inc., appended to the aforementioned Master Deed, of record in Book 6162, at Page 211, and as amended in Book 6225, Page 906, said Register's Office; 4) Charter of Bianca Square Homeowners Association, Inc., of record in Book 6168, Page 507, said Register's Office; 5) Grant of Transmission Line Easements of record in Book 1181, Page 577, and in Book 1303, Page 21, Register's Office for Davidson County, Tennessee; 6) Sewer Service Agreement of record in Book 4058, Page 963, said Register's Office; 7) Agreement to Maintain Private Roads of record in Book 5945, Page 856, said Register's Office; 8) Right-of-Way Deed of record in Book 1784, Page 279, Register's Office for Davidson County, Tennessee; 9) Easement for extension of Sanitary Sewer of record in Book 5699, Page 208, said Register's Office; 10) Deeds of Conveyance to Department of Water and Sewerage Services of record in Book 6303, Page 616, and in Book 6303, Page 621, said Register's Office; 11) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **222 Hickory Hill Ct., Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 5 day of **March, 2024.**

Ashleigh Houser

Ashleigh Houser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ashleigh Houser,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of **March, 2024.**

MBoyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of March, 2024.

Affiant Signature
Date 3/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

