Karen Johnson Davidson County
Batch# 1112501 DEEDWARR
03/19/2024 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $623.68
20240319-0018838

Name and Address of New Owner:
Honky Tonk Homes LLC
413 Van Buren Apt 103
Nashville, TN 37208

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24020309

Map and Parcel: 162 02 0 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roberta Citchen, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Honky Tonk Homes LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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 No. 3 on the Plan of COLEWOOD ACRES, SECTION 1, of record in Plat Book 3700, Page 59, Register's Office for said County.

Said Lot No. 3 fronts 80.60 feet on the Northerly margin of Tusculum Road and extends back 130.0 feet on the Easterly line and 130.5 feet on the Westerly line to a dead line in the rear, measuring 72.34 feet thereon.

Being the same property conveyed to Roberta Citchen by Warranty Deed from James W. Roland and wife, Brenda A. Roland, of record in Book 9844, Page 863, in the Register's Office of Davidson County, Tennessee, dated October 27, 1995, and recorded on November 01, 1995.

This conveyance is subject to the following: All matters shown on the plat of COLEWOOD ACRES, SECTION 1, as recorded in Plat Book 3700, Page(s) 59; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4003, Page 11; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 190 Tusculum Road, Antioch, TN 37013

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 15th day of March, 2024.

Roberta Citchen

Roberta Citchen

State of Tennessee

County of Rutherford

Personally appeared before me, Roberta Citchen with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th of March, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $168,563.00.

Affiant Signature

Subscribed and sworn to before me, this 15th day of March, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/15/24 (date of document).

Affiant Signature

3/18/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of March 2024. 2023. BS

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025