WARRANTY DEED

Karen Johnson Davidson County
Batch# 1114289 DEEDWARR
03/22/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240322-0020193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #24-PA-3028-P

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)
Melody Salazar	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**096 09 0B 014.00**
3028 Whitland Crossing Drive	**585 South Boulevard East**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**East Pontiac, MI 48341**	
(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, **JANICE WEBB, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELODY SALAZAR, A SINGLE 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 Unit No. 3028, DONELSON'S PLACE as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564 and as Amended in Instrument Nos. 20070712-0083113, 20070816-0098067, 20101026-0085599 and 20171013-0105416, and Scrivener's Affidavit recorded in Instrument No. 20101112-0091023,and Further amended record in Instrument No. 20171013-0105416, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janice Webb, a single woman, by Warranty Deed from Deborah Seaton, unmarried and David Broome, unmarried, of record in Instrument No. 20140923-0087151, in the Register's Office of Davidson County, Tennessee, dated September 19, 2014, and recorded on September 23, 2014.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitland Crossing, as recorded in Instrument No. 20060531-0063577 and as Revised in Instrument No. 20070430-0051183.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070703-0079564 and as amended in Instrument Nos. 20070712-0083113, 20070816-0098067, 20101026-0085599, and 20171013-0105416 and Scrivener's Affidavit recorded in Instrument No. 20101112-0091023.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5063, Page 847.

*Easement recorded in Instrument No. 20190628-0062922.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302-0025663.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3028 Whitland Crossing Drive, 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 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 21st day of March, 2024.

Janice Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2024, before me personally appeared Janice Webb, 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 21st day of March, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 **March 21, 2024**.

Affiant Signature

03/21/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 21, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

