Karen Johnson Davidson County
Batch# 1118090 DEEDWARR
04/02/2024 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20240402-0023196

Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me this 28th day of March, 2024.

Madisun Silva
Notary Public
My commission expires: 06-16-26

Madisun Silva STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jesse Phillip McCall and Tammy Lee McCall	New Owner	181-10-0E-062-00
522 Prada Drive Brentwood, TN 37027		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sarah Anne McElroy, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Jesse Phillip McCall and Tammy Lee McCall, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 62 on the Plat of High Point, Phase 1, Section 4, of record in Instrument No. 20130103-0000636 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Sarah Anne McElroy and Kevin McElroy, wife and husband by deed from Nicole L. Williams, an unmarried woman of record in Instrument No. 20210412-0048516, Register's Office for Davidson County, Tennessee, and dated April 9, 2021. Kevin McElroy conveyed his interest to Sarah Anne McElroy, an unmarried woman, by Quitclaim Deed of record in Instrument No. 20240322-0020108, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of High Point of record in Instrument No. 20120103-0000636 Register's Office for Davidson County, Tennessee.

3. Non-Exclusive Access Easement of record in Instrument No. 20080214-0014939, Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090309-00204070 Register's Office for Davidson County, Tennessee.

5. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument No. 20090309-0020488 Register's Office for Davidson County, Tennessee.

6. Grant of Easement to Comcast of Nashville of record in Instrument No. 20090714-0065912 Register's Office for Davidson County, Tennessee.

7. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage of record in Instrument No. 20090309-0020517 Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewer, Water Lines, and Appurtenances of record in Instrument No. 20110411-0027748 Register's Office for Davidson County, Tennessee.

9. Obligations set forth in the Sanitary Sewers, Drainage, Flow, and Appurtenances Agreement of record in Instrument No. 20090805-0073466 Register's Office for Davidson County, Tennessee.

10. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20110603-0042709 and revised in Instrument Nos 20120119-0005431, 20120912-0082818, and 20130820-0087853 in the official records of the Davidson County Register of Deeds.

11. Charter of High Point Homeowners Association of record in Instrument No. 20100113-0003233 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5522 Prada Drive, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27 day of March, 2024.

Sarah Anne McElroy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of March, 2024, before me personally appeared Sarah Anne McElroy, 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 27 day of March, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **March 27, 2024**.

Date

Tonya Loftin
Affiant Signature

April 2, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)