G #37207-5 Box #14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$830,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2024.

Notary Public

My commission expires: 9-7-2026
(AFFIX SEAL)

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson
Batch # 1121646
04/11/2024 09:57:07 AM
Fees: $13.00 Taxes: $3,071.00

Davidson County
DEEDWARR
2 pgs

20240411-0025723

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
Robert Sinks and Leigh Sinks	**"NEW OWNERS"**	**117-09-0B-026.00co**
101 Longwood Place		
Nashville, TN 37215		

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,

Thomas Joseph Derrick and Judy Lynn Derrick, husband and wife

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

Robert Sinks and Leigh Sinks, husband and wife

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 No.26 on the Plan of Longwood of record in Plat Book 5200, Page 86, amend in Book 5419, Page 183, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property vested in Thomas Joseph Derrick and Judy Lynn Derrick, husband and wife, by Warranty Deed dated June 28, 2017, from Katherine S. Sharp, a single person, of record in Instrument No. 20170629-0065530, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 5200, Page 86, amended in Book 5419, Page 183, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5287, Page 712, and Book 6925, Page 836, Register's Office for Davidson County, Tennessee.**

3) **Easement granted to City of Nashville for Sanitary Services in Book 3401, Page 531, Register's Office for Davidson County, Tennessee.**

4) **Restrictive covenants in Book 5344, Page 353, said Register's Office.**

5) **Declaration of Minutes, Resolution and Agreement for Easements of Longwood Cooperative Corporation of record in Book 5980, Page 667, and amended in Book 5980, Page 681, Register's Office for Davidson County, Tennessee.**

6) **Amended By-Laws of Longwood Cooperative Corporation of record in Instrument No. 20081031-0108920, and in Instrument No. 20120621-0054661, and Instrument No 20130716-0073196. and in Instrument No.20140218-0013710, and in Instrument No. 20181128-0115840, Register's Office for Davidson County, Tennessee.**

7) **Charter of Longwood Cooperative Corporation of record in Book 5662, Page 143, Register's Office for Davidson County, Tennessee.**

8) **Dedication of Common Areas to Longwood Cooperative Corporation, of record in Book 5717, Page 64, Register's Office for Davidson County, Tennessee.**

9) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years not yet due and payable.**

This is improved (X) Unimproved ( ) property, known as: **101 Longwood Place, Nashville, TN 37215**

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 **10th** day of **April, 2024.**

Thomas Joseph Derrick

Judy Lynn Derrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Joseph Derrick and Judy Lynn Derrick,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON