Karen Johnson Davidson County
Batch# 1126116 DEEDWARR
04/23/2024 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240423-0029203

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347216**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 17th day of April, 2024. Notary Public My Commission Expires: 4-19-26

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: James Kendrick Lewis and Nicole Alexa Lewis 1705 Park Terrace Lane Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 188 10 0A 120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchell Taylor Silvers and Paige Zumbrun Silvers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Alexa Lewis and James Kendrick Lewis, Wife And Husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 120, as shown on the map entitled CAROTHERS CROSSING, PHASE 2, SECTION 2, LOTS 62-123 SUBDIVISION, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mitchell Taylor Silvers and Paige Zumbrun Silvers, husband and wife, by Warranty Deed from M. Jason Cloud and wife, Rebekah Marie Cloud, of record in Instrument No. 20200804-0085740, in the Register's Office of Davidson County, Tennessee, dated July 30, 2020 and recorded on August 04, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Carothers Crossing Phase 2, Section 2 Lots 62-123 Subdivision, as recorded in Instrument No. 20070807-0093935.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Carothers Crossing Neighborhood Association, Inc. Condominium of record in Instrument No. 20070627-0076581, as Amended in Instrument No. 20080515-0049893, Instrument No. 20180125-0008094; also subject to easements, rights and interests 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, Supplemental recorded in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, as Amended in Instrument No. 20080515-0049892, Instrument No. 20171002-0100689, Scrivener's Affidavit recorded in Instrument No. 20171220-0129697.

Easement for Right of Way, recorded in Book 4588, Page 484.

Easement for Access, Drainage, Utility and Pedestrian, recorded in Instrument No. 20070119-0007972.

Easement for a Public Roadway with no Restrictions, recorded in Instrument No. 20070511-0056717; Instrument No. 20070511-0056718.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070703-0079178; Instrument No. 20071026-0126493.

Easement for Declaration of Easement, recorded in Instrument No. 20140507-0038903, Supplemental in Instrument No. 20140603-0048042.

Easement recorded in Instrument No. 20070123-0009057.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228, Instrument No.20070702-0078659.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070711-0082648; Instrument No. 20070810-0095900.

Notice of Hold on Building Permit recorded in Instrument No. 201002180012598, Revised Notice of Hold on Permit recorded In Instrument No. 20101001-0078565

This is improved property located at 1705 Park Terrace Lane Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2024.

Mitchell Taylor Silvers

Paige Zumbrun Silvers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mitchell Taylor Silvers and Paige Zumbrun Silvers, 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, at office, this 17th day of April, 2024.

Notary Public
My Commission Expires: 06-09-2026

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

Certificate of Authenticity

I, Linzie Hahn, 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 4/17/24
Date

Affiant Signature

4/17/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 17th day of April, 2024.

Notary's Signature

My Commission Expires: 4.19.26

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY