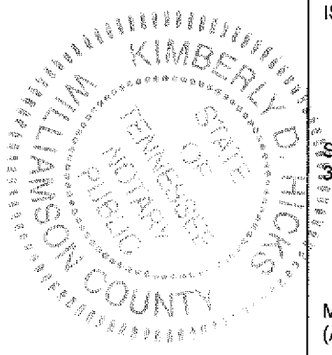
Karen Johnson Davidson County
Batch# 1129371 DEEDWARR
05/01/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240501-0031564

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Aveunue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Stephen Mills and Cleotilde Guadalupe Mills | NEW OWNER | 050 02 0A 297.00 |
| (NAME) | (NAME) | |
| 3631 Brookway Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Trey Woodall, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Mills and Cleotilde Guadalupe Mills, 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, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 297 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20100203-0008782 as Corrected Instrument No. 20160225-0018112; further amended in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants. Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482, further amendment record in Instrument No. 20210303-0027665 and Instrument No. 20200804-0085685, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trey Woodall, unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20200917-0106478, in the Register's Office of Davidson County, Tennessee, dated September 16, 2020 and recorded on September 17, 2020.

Macayla Heath Woodall joins in this instrument to convey and all marital interest she may have in the subject property.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Arbor PUD Phase 5B (Formerly known as Victory Village PUD), as recorded in Instrument No. 20191004-0101945, Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100203-0008782, as corrected in Instrument No. 20160225-0018112; as amended in Instrument No. 20171116-0117974 as corrected in Scrivener's Affidavit recorded in Instrument No. 20171122-0119839, and further amended in Instrument No. 20180105-0001817; Instrument No. 20190708-0066428; Instrument No. 20191112-0116482; Instrument No. 20210303-0027665 and Instrument No. 20200804-0085685, Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160127-0007948 and Instrument No. 20190325-0026876, Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080513-0049052 and Instrument No. 20100903-0070291, Enforcement of Violation record in Instrument No. 20240321-0019496.

Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3631 Brookway Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

Effective the 29th day of April, 2024.

Trey Woodall

Macayla Heath Woodall

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of April, 2024, before me personally appeared Trey Woodall and Macayla Heath Woodall, 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 (or person's) free ~~act and deed~~.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Phoenix Title Services, LLC
121 1st Aveunue, Suite 200
Franklin, TN 37064

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 29th day of April, 2024.

K. Thomas Sidwell
Date: 4/29/24

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of April, 2024.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

