Karen Johnson Davidson County
Batch# 1131799 DEEDWARR
05/07/2024 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20240507-0033446

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 725,000.00.

Affiant

Subscribed and Sworn before me this 6th day of May , 2024.

Notary Public
My commission expires: 01-06-25

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Kathryn E. Siegel 1807B Sherwood Lane, Nashville, TN 37216	New Owner	072-12-0I-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric Dodd and Anna Dodd (formerly known as Anna Taylor), husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathryn E. Siegel, Married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2 of HOMES AT 1807 SHERWOOD, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 1807 SHERWOOD, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170119-0006111, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 1807 SHERWOOD, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170119-0006111, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Martha C. Bryant to Eastland Development, LLC as recorded on the 20th day of December, 2016 in Instrument No. 20161220- 0133643 and part of Warranty Deed from Jimmy B. Tidwell and wife, Jane N. Tidwell to James E. Bryant and wife, Martha C. Bryant as recorded on the 18th day of February, 1964 in Deed Book 3679, Page 214, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eric Dodd and Anna Taylor, Husband and Wife by Warranty Deed from Eastland Development, LLC, a Tennessee limited liability company, dated March 29, 2018 and recorded April 3, 2018, of record in Instrument No. 20180403-0030739, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. -

This is [X] improved [ ] unimproved property known as 1807B Sherwood Lane, Nashville, TN 37216 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 3 day of May , 2024.

Anna Dodd

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 3 day of May, 2024, before me personally appeared Anna Dodd, 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 3 day of May, 2024.

Notary Signature
My commission expires: 01/21/26

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 6 day of May, 2024.

Eric Dodd

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 6 day of May, 2024, before me personally appeared Eric Dodd, 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 6 day of May, 2024.

Notary Signature
My commission expires:

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, 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 May 7, 2024.

Affiant

Date: 5/7/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 7th day of May, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY