Karen Johnson Davidson County
Batch# 1132885 DEEDWARR
05/09/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20240509-0034228

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0524-042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Minyon Owens	Minyon Owens	163-16-0A-184.00-CO
(NAME)	(NAME)	
1623 Cardigan Way	1623 Cardigan Way	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MITCHELL **EDMOND GREEN AND EMILY GREEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINYON OWENS, AN UNMARRIED PERSON**, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 322 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 200609070110570, a revision of Instrument No. 200608240104715, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mitchell Edmond Green, an unmarried person by Warranty Deed from Dillon R. Ireland and Amber S. Ireland, husband and wife of record in Instrument No. 20180907-0088804 Register's Office for Davidson County, Tennessee, dated September 05, 2018 and recorded on September 07, 2018.

Emily Green joins herein soley for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest he/she may have in the property, whether arising by virtue of marriage or otherwise.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20031119-0168785 amd Instrument Number 20060825-0105504; Deed of common areas to HOA of record in Instrument Number 20060825-0105503; Storm water detention agreement of record in Instrument Number 20030910-0132287 and Instrument Number 20060808-0097145; Development and easement agreements of record in Instrument Number 20031124-0170577; Drainage easement of record in Instrument Number 20060816-0100826; Sewer easement of record in Book 10034, page 452; and to any and all matters shown on the plan of record as Instrument Number 20060907-0110570, amending Instrument Number 20060824-0104715; all of said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1623 Cardigan Way, Antioch, TN 37013
(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.

Witness our hands this 7th day of May, 24.

Mitchell Edmond Green

Emily Green

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 7 day of May, 2024, before me personally appeared Mitchell Edmond Green and Emily Green, 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: 6/23/25

SOPHIE CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 8, 2024.

Affiant Signature

5/8/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of May, 2024.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026