WARRANTY DEED

Karen Johnson Davidson County
Batch# 1135577 DEEDWARR
05/16/2024 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20240516-0036204

G-BR-24-120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timmalyna Torres and William Mark Hayes	New Owner	
(NAME)	(NAME)	**086-14-0A-120-00**
120 Thistle Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2720		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CCSW & CO, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMMALYNA TORRES AND WILLIAM MARK HAYES,** married, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described property, situated in the Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 120 on the Plan of Hermitage Meadows, Stage One, as of record in Plat Book 5200, Page 507, 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 a portion of the same property conveyed to CCSW & Co, LLC by Quitclaim Deed from Christopher Simpson of record in Instrument No. 20170607-0056957 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 07, 2017.
Being a portion of the same property conveyed to Christopher Simpson by Warranty Deed from Stonehorse Real Estate Holdings, LLC of record in Instrument No. 20170526-0052519 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 26, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 507, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6034, Page 365 and Book 6158, Page 931 and amended in Instrument No. 20170210-0013943, and Scrivener' s Affidavit recorded in Instrument No. 20170320-0026618, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6034, Page 383, Book 7660, page 612 and amended in Instrument No. 20010327-0029002, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6034, Page 376, amended in Book 7466, Page 25 and Book 8275, Page 843, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Book 6209, Page 548 and Book 6158, Page 931, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20121114-0104689, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6164, Page 436, in the Register's Office for Davidson County, Tennessee.
- Deed Easement of record in Book 5962, Page 229, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **120 Thistle Lane, Hermitage, Tennessee 37076-2720**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF MAY, 2024.

CCSW & Co, LLC

BY: _____
Margaret Means
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CCSW & CO, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-6-24 (date of document).

Affiant Signature

5.15.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of May, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

