THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447459**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,415,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2024. Notary Public My Commission Expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1136660 DEEDWARR
05/20/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $5,235.50
20240520-0037257

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abigail Yazbak and Andrew Mills 509 Robards Cir Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064-03-0B-030.00-CO

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, **John E. Colwell and Lisa M. Colwell, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Abigail Yazbak and Andrew Mills, wife and husband**, ("Grantees"), their 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. 251 on the Final Plat of Phase Three, Sections One and Two, Brandywine Pointe (a Planned Unit Development) as of record in Book 7900, Page(s) 405 and 406, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John E. Colwell and Lisa M. Colwell, husband and wife by Warranty Deed from Baird R. Faulkner and Janie J. Faulkner, husband and wife of record in Book 10211, page 211, Register's Office for Davidson County, Tennessee, dated September 27, 1996 and recorded on October 02, 1996.

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.

Taxes and assessments for the year 2024 and subsequent years, nit yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 405 and 406, 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 8120, Page 170, as amended in Book 8671, page 484, Book 8676, Page 589, Book 8695, Page 379, Book 9010, page 627, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, page 711, Book 10684, Page 324, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 10721, page 835, Register's Office of Davidson County, Tennessee. Charter for HOA of record in Book 9013, page 39 and in Book 9117, page 77, Register's Office of Davidson County, Tennessee.

Charter for Brandywine Point Boat Dock Association of record in Book 8637, page 563, Register's Office of Davidson County, Tennessee.

Easement for Encroachment of record in Book 9231, Page 954, in the Register's Office for Davidson County, Tennessee.

Parking & Ingress and Egress Easement to Boat Dock of record in Book 11108, page 555, Register's Office of Davidson County, Tennessee.

Land Lease for the Clubhouse of record in Book 9128, page 615, Register's Office of Davidson County, Tennessee.

This is improved property located at 509 Robards Cir., Old Hickory, TN 37138

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 15th day of May, 2024.

John E. Colwell

Lisa M. Colwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Colwell and Lisa M. Colwell, 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 15th day of May, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/24.

Affiant Signature – Joshua A. Terry

5/17/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27