Karen Johnson Davidson County
Batch# 1143722 DEEDWARR
06/05/2024 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240605-0042100

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this 24 day of May, 2024.

Notary Public

My commission expires: 11/2/2026

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Bryant	**New Owner**	**171-03-0B-135-00CO**
641 Old Hickory Boulevard, #43		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carol L. White Justice, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Bryant, an unmarried woman

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:

Land in Davidson County, Tennessee, being Unit No. 51, on the Plan of Revision One, a Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes of Fredericksburg, as established by the Declaration of Restrictive Covenants of record in Book 10126, Page 435; as amended in Book 10224, Page 683; Book 10294, Page 850; Book 10393, Page 11; Instrument No. 20000718-0070558; Instrument No. 20050705-0076596; Book 10628, Page 517, and Book 10694, Page 541, said Register's Office, and as shown on plan of record in Book 9700, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol L. White, an unmarried woman, by Warranty Deed from Angela Pottmeyer, a single person and Rodney Pottmeyer, married, dated December 20, 2019, of record in Instrument No. 20191226- 0132981, Register's Office for Davidson County, Tennessee. Carol L. White has since married and is now known as Carol L. White Justice.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Page 534, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931, Book 10628, Page 517, Book 10694, Page 541, amended and restated in Instrument No. 20191127-0122852 and DCCR in Instrument No. 20000718007055 8, re-recorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Book 8920, Page 45, amended in Book 10126, Page 489, amended Book 10275, Page 959, amended in Book 10694, Page 539, amended in Instrument No. 20150102-0000219 and amended in Instrument No. 20191127-0122853, Register's Office for Davidson County, Tennessee.
e. Water Main Easement of record in Book 11201, Page 713, in the Register's Office for Davidson County, Tennessee.

f. Sanitary Sewer Easement of record in Book 11201, Page 790, in the Register's Office for Davidson County, Tennessee.
g. Charter for Homeowners Association of record in Book 8920, Page 40 and Book 10126, Page 430, in the Register's Office for Davidson County, Tennessee.
h. Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.
i. Restriction of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee.
j. Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
k. Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee.
l. Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee.
m. Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
n. Water Main Easement of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
o. Subject to rights of others in and to common areas/elements.
p. Subject to lien for special assessment contained in DCCR's/Master Deed.
q. Subject to HOA dues- if any.
r. All other easements and restrictions of record.

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, and (5) other matters of public record.

This is improved property known as 641 Old Hickory Boulevard, #43, Brentwood, TN 37027.

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 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 my/our hand(s) this 22 day of May, 2024.

Carol L. White Justice

Carol L. White Justice

*Robert K. Justice, spouse of Carol L. White Justice, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Robert K. Justice

Robert K. Justice

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Carol L. White Justice and Robert K. Justice, wife and husband,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of May, 2024.

Notary Signature
My commission expires: 6.8.24

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

File #: 24-218
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/24/2024 (date of document).

Affiant Signature

5/24/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

