TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF ~~WILLIAMSON~~** Davidson The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2024. Notary Public My commission expires: 5-9-27

Karen Johnson
Batch # 1143970
06/06/2024 11:02:12 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20240606-0042442

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:
Colleen Gleason Abbott	**New Owner**	**141-15-0B-006.00CO**
7416 Rolling River Parkway		
Nashville, TN 37221		

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,

Eula Doris Horton, a widow

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

Colleen Gleason Abbott, 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:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Rolling River Estates, Phase II of record in Book 5200, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eula Doris Horton and husband, John T. Horton, by Warranty Deed from Thomas J. Jackson and wife, Tracy J. Jackson, dated December 31, 1996, of record in Book 10311, Page 891, Register's Office for Davidson County, Tennessee. John T. Horton having since died on July 22, 2015 and the property is now solely vested in Eula Doris Horton.

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 Book 5200, Page 7, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 4892, Page 689, amended and supplemented in Book 5214, Page 933, Book 5336, Page 480, Book 5463, Page 238, Book 5855, Page 605, Book 5917, Page 310, Book 5969, Page 156, Book 6001, Page 401, Book 6298, Page 934, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Book 4892, Page 679, Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Book 4892, Page 671, amended in Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee.
f. Permanent Fence Easement of record in Book 11729, Page 211, in the Register's Office for Davidson County, Tennessee.
g. Quitclaim Deed of common areas to Homeowners Association of record in Book 5689, Page 652, in the Register's Office for Davidson County, Tennessee.
h. Restriction of record in Book 4788, Page 950, amended in Book 4871, Page 640, in the Register's Office for Davidson County, Tennessee..
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.

k. Subject to HOA dues- if any.
l. 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 7416 Rolling River Parkway, Nashville, TN 37221.

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 5th day of June, 2024.

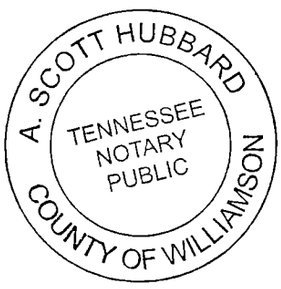
X Eula Doris Horton
Eula Doris Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Eula Doris Horton, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2024.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024



File #: 24-243
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027