Karen Johnson Davidson County
Batch# 1146036 DEEDWARR
06/11/2024 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240611-0043715

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 24044754**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$225,000.00~~. Affiant Subscribed and sworn to before me, this 31st day of May, 2024. Notary Public My Commission Expires: 1/19/2025

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler James Quinn 218 Oak Grove Drive Nashville TN 37217		Tax Parcel ID No. 107-05-0B-218.00-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, **Diane Caitlin Saunders, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler James Quinn,** an unmarried man ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Being Unit No. 218 on the plan of Five Oaks, a Planned Unit Development of record in Book 5200, page 456, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diane Caitlin Saunders by Warranty Deed from Brenda M. Clark, a single woman of record in Instrument No. 20160826-0089457 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 26, 2016.

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 for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 456, 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 5781, Page 563, as amended in Book 5781, Page 930, Book 5784, Page 563, Book 5781, Page 602, and Instrument No. 20160212-0013783, 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.

Charter of Five Oaks Homeowner's Association, Inc. of record in Book 5790, Page 798, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Instrument Number 20150625-0061297, and Instrument No. 20150625-0061298, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130118-0006279, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication for Private Sanitary Sewer of record in Instrument Number 20010312-0023241, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument Number 20020605-0068054, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 218 Oak Grove Drive Nashville TN 37217

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 warrants this instrument is effective as of the 31st day of May, 2024.

Diane Caitlin Saunders

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane Caitlin Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2024.

Notary Public
My Commission Expires: 12·14·2027

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 31, 2024 (date of document).

Affiant Signature

6/11/2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of June, 2024.

Notary's Signature

My Commission Expires: 9/21/2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford