Karen Johnson Davidson County
Batch# 1151659 DEEDWARR
06/27/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20240627-0048270

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240547889** KARLY PICKERIGN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $579,900.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2024. Notary Public My Commission Expires: 9/21/25

WARRANTY DEED

Address New Owner: Adam Richard Daniels and Krystyna Daniels 2372 Fairchild Cir Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 188 10 0C 192.00

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, **Keith A. Monson and Clove Warren Monson f/k/a Mark R. Monson, a married couple,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Adam Richard Daniels and Krystyna Daniels, husband and wife**, ("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. 192 on the Plan of Plat CAROTHERS FARMS PHASE 3, SECTION 2 of record in Plat at Instrument No. 20181217- 0122265, 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 Keith A. Monson and Mark R. Monson, as spouses married to each other, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200820-0094046, in the Register's Office of Davidson County, Tennessee, dated August 19, 2020 and recorded on August 20, 2020.

Mark R. Monson is now known as Clove Warren Monson pursuant to Order No. 24-0616-II filed in the Chancery Court for Davidson County, Tennessee.

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 not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAROTHERS FARMS PHASE 3, SECTION 2, as recorded in Plat Instrument No. 20181217-0122265.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, Supplemental Declaration recorded in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836, amendment recorded in Instrument No. 20080515-0049892, Instrument No. 20171002-0100689, Scrivener's Affidavit recorded in Instrument No. 20171220-0129697 and Assignment & Assumption of Declaration Rights recorded in Instrument No. 20171002-0100690.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Carothers Crossing Condominium of record in Instrument No. 20070627-0076581, as amended by instrument(s) of record in Instrument No. 20080515-0049893 and 20180125-0008094; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater facilities And Systems recorded in Instrument No. 20171116-0117787 and Instrument No. 20171116-0117788.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20200416-0040020.

Easement for Sanitary Sewer Mains, Pumps and Appurtenances, recorded in Instrument No. 20170302-0020826.

Easement for Stormwater Pipe Conveyances and Appurtenances, recorded in Instrument No. 20170321-0027273.

Application for Greenbelt Assessment recorded in Instrument No. 20150401-0028418, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2372 Fairchild Cir Nolensville TN 37135

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 25th day of June, 2024.

Keith A. Monson

Clove Warren Monson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith A. Monson and Clove Warren Monson, 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 25th day of June, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

I, J. Trent Lehman, 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 June 25, 2024 (date of document).

Affiant Signature

June 25, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY