2024-05066

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1152357 DEEDWARR
06/28/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20240628-0048663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Danielle Anne DeGroot	New Owner	Map: 064150A01200CO
(NAME) 733 Sweetwater Circle	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS ($387,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHLEY LYLE AND HUNTER LYLE, WIFE AND HUSBAND,

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

DANIELLE ANNE DEGROOT, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 12, on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697, as corrected in Book 9432, Page 449, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to ASHLEY ELLIOTT, AN UNMARRIED WOMAN, by deed from BLAKE BELFORD AND JACYLYN BELFORD, HUSBAND AND WIFE, of record in Instrument No. 20150527-0048495, dated May 22, 2015, said Register's Office. Further being the same property conveyed to LYLE PROP 2, LLC, by quitclaim deed from ASHLEY J. ELLIOTT, of record in Instrument No. 20181010-0100290, dated September 12, 2018, said Register's Office. Further being the same property conveyed to ASHLEY LYLE AND HUNTER LYLE, WIFE AND HUSBAND, by quitclaim deed from LYLE PROP 2, LLC, of record in Instrument No. 20240607-0042883, dated June 7, 2024, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 697, corrected in Book 9432, Page 449, said Register's Office; (3) Storm Water Detention Agreement of record in Book 9356, Page 959, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Book 9315, Page 723, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Book 11125, Page 430, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 9231, Page 719, amended in Book 9432, Page 449 and Book 9547, Page 904, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 733 Sweetwater Circle, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 21st day of June, 2024.

Ashley Lyle

Hunter Lyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Lyle and Hunter Lyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of June, 2024.

My Commission Expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/21/24 (date of document).

Affiant Signature

6/27/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON