# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157490 DEEDWARR
07/12/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20240712-0052626

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $339,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JULY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC. 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3182LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Trent Nicholson | Legacy Home Loans, LLC | |
| 2035 Axis Avenue | 1036 Stearman Drive, Suite 6 | |
| Old Hickory, TN 37138 | White House, TN, 3718 | 044 09 0C 175.00 |

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, ANDREW VARNICK, AND WIFE, WHITLEY VARNICK HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRENT NICHOLSON, AN UNMARRIED MAN 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. 175, Phase 3, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fifth Amendment of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Whitley Varnick and Andrew Varnick, wife and husband, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20221122-0123560, in the Register's Office of Davidson County, Tennessee, dated November 21, 2022 and recorded on November 22, 2022.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Rayon City Investors, a Tennessee Joint Venture, of record in Instrument No. 20181231-0126557, in the Register's Office of Davidson County, Tennessee, dated December 27, 2018 and recorded on December 31, 2018.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Rayon City Investors, a Tennessee Joint Venture, of record in Instrument No. 20181231-0126556, in the Register's Office of Davidson County, Tennessee, dated December 27, 2018 and recorded on December 31, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No.20210825-0115036 and Attorney's Certificate of record in Instrument No, 20200406-0036201, of the Register's Office of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. A 50 feet Tennessee Natural Gas Transmission line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive, of record in Plat Book 6200, Page 73, as partially abandoned in Instrument Nos. 20020923-0115686 and 20020923-0115687, of the Register's Office of Davidson County, Tennessee. Easement for highway purposes recorded in Book 4377, Page 391, of the Register's Office of Davidson County, Tennessee. Contract of Conveyance and Non-Exclusive Easement with Rayon City Water Company, Inc. of record in Book 5861, Page 693, of the Register's Office of Davidson County, Tennessee. Easements, conditions, reservations as set forth in Book 6274, Page 436, and Book 6392, Page 453, of the Register's Office of Davidson County, Tennessee. Easement Agreement for roadway, access, and other purposes of record in Book 8421, page 436, of the Register's Office of Davidson County, Tennessee. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 11008, Page 297, of the Register's Office of Davidson County, Tennessee. Charter of Rowhouses at Robinson Road Corporation of record in Instrument No. 20200206-0014175, of the Register's Office of Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20011010-0110524, Instrument No. 20011010-0110526, and Instrument No. 20011010-0110528, of the Register's Office of

Davidson County, Tennessee. Notice of Land Use Restrictions of record in Instrument No. 20091002-0091660 and Instrument No. 20091002-0091659, of the Register's Office of Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, of the Register's Office of Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20190604-0053339, of the Register's Office of Davidson County, Tennessee. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, of the Register's Office of Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities for Phase 2 and Phase 3 of record in Instrument No. 20210209-0018524, Register's Office for Davidson County, Tennessee. Quitclaim Deed between Craighead Partners, LLC, a Tennessee limited liability company to Rowhouses at Robinson Road Corporation, a Tennessee non-profit corporation of record in Instrument No. 20240422-0028718, of the Register's Office of Davidson County, Tennessee. Rights of adjoining owners to party wall(s) located partly on the Land.

This is Improved property known as 2035 Axis Avenue, Old Hickory, TN 37138

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 in 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 hand on the 11th day of July, 2024.

Andrew Varnick

Andrew Varnick

Whitley Varnick

Whitley Varnick

STATE OF TENNESSEE

COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, ANDREW VARNICK AND WHITLEY VARNICK, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

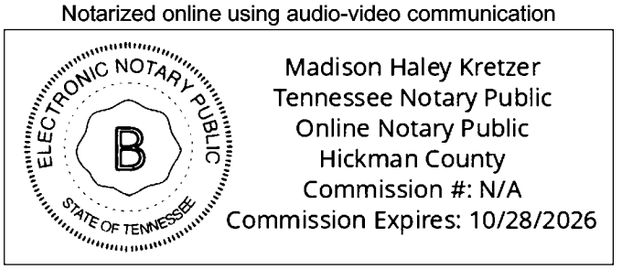
Witness my hand and official seal at Bon Aqua, Tennessee, this 11th day of July, 2024.

Madison Haley Kretzer

Notary Public

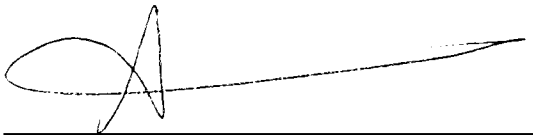
My Commission Expires: 10/28/2026

Notarized online using audio-video communication



# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 11, 2024**.



Affiant Signature — **07/12/2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 12, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

