Karen Johnson
Batch # 1164798
08/01/2024 09:56:28 AM
Fees: $18.00 Taxes: $3,607.50
Davidson County
DEEDWARR
3 pgs
20240801-0058305

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
William Carter and Dana Carter, married to each other
PO Box 152
Lafayette, TN 37083

MAP/PARCEL: 117-12-0C-002.00-CO

FOR AND IN CONSIDERATION of Nine Hundred Seventy Five Thousand ($975,000.00) dollars, cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***Debbie Rouse, an unmarried woman, and John S. Rouse, a married man,*** have bargained and sold, and by these presents do transfer and convey unto, ***William Carter and Dana Carter, married to each other***, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit B of Clairmont Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Clairmont Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070529-0063386, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The casements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, so-owners and tenants of Clairmont Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070529-0063386, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Debbie Rouse and John S. Rouse, tenants in common with rights of survivorship by quitclaim deed from Debbie Rouse of record in Instrument No. 20190312-0022510, Register's Office of Davidson County, Tennessee. And previously being the same property conveyed to Debbie Rouse, unmarried by warranty deed from Gala, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20081204-0117735, Register's Office of Davidson County, Tennessee.

Subject to all matters of plat of record in Plat Book 843, Page 30, Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 833, Page 127, Book 1001, Page 308, Book 1021, Page 159, and Book 1021, Page 194, Register's Office of Davidson County, Tennessee.

Possession with deed.

2024 taxes shall be prorated.

This property is the principal address of Debbie Rouse.

This property is not the principal address, nor has it ever been, of John S. Rouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***William Carter and Dana Carter, married to each other***, their heirs and assigns, forever. And we covenant with the said, ***William Carter and Dana Carter, married to each other,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, ***William Carter and Dana Carter, married to each other,*** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 31st day of July, 2024.

Debbie Rouse

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***Debbie Rouse,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 31st day of July, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/23/2027

SAMANTHA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

WITNESS MY HAND, this 31st day of July, 2024.

John S. Rouse

By: Debbie Rouse, attorney-in-fact of record in Record Book *, Page _____, Register's Office of Davidson County, Tennessee.

* 20240801 0058304

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***Debbie Rouse,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/23/2027

SAMANTHA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $975,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dana Carter
AFFIANT

Subscribed and sworn to before me this 31st day of July, 2024.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 10/23/2027

SAMANTHA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

SMD/RE-21034 WD Rouse to Carter