Karen Johnson Davidson County
Batch# 1165701 DEEDWARR
08/02/2024 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20240802-0058792

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240647942** LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2024. Notary Public My Commission Expires: 06.24.25

WARRANTY DEED

Address New Owner: Armia Habib 6469 Paddington Way Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151-09-0A-351.00-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, **William V. Wooding, Jr., a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Armia Habib, a single man**, ("Grantees"), his 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. 270 on the Plan of Final Plat of Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development of record in Plat at Instrument No. 20081014-0103114, 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 William V. Wooding, Jr., a single man by Warranty Deed from Suzanne Marie Hicks, married of record in Instrument No. 20220809-0090611 Register's Office for Davidson County, Tennessee, dated August 05, 2022 and recorded on August 09, 2022.

Katie Loudermilk joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of William V. Wooding, Jr.

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.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20081014-0103114, 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 9430, Page 251, amended in Book 9534, page 938 and Instrument No. 20130226-0019266, 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.

Transmission Line Right of Way of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee.

Declaration of Taking of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee.

Judgment in favor of the State of Tennessee of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20040908-0108434 and Instrument No. 20020718-0086411, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument Number 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.

Drainage Ditch Agreement of record in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 8197, Page 288 and Book 8358, page 91, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 9988, Page 793 and Book 9988, page 821, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 9588, Page 930, in the Register's Office for Davidson County, Tennessee.

Right of Way granted Tennessee Telephone Company of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.

Right of Way of record in Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Areas of record in Instrument Number 20130501-0043495, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 4584, Page 201, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20001030-0107415, in the Register's Office for Davidson County, Tennessee.

Charter of Long Hunter Chase Homeowner's Association of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.

Certificate of Resolution for JCH Development Company, Inc of record in Book 9432, Page 789, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6469 Paddington Way Antioch TN 37013

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, Grantors warrant that this instrument is effective as of the 30th day of July, 2024.

William V. Wooding, Jr.

Katie Loudermilk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of July, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katie Loudermilk 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 25th day of July, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 30, 2024.

J. Carlton Drumwright

July 30, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 30, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY