WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170340 DEEDWARR
08/15/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240815-0062578

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2024

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 01/23/28

This area for recording stamp

(AFFIX SEAL)

MST 2024-1029

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darious Lamar	United Wholesale Mortgage, LLC	174-01-0A-013.00-CO
(NAME)	(NAME)	
5572 Hickory Park Drive	PO Box 650530	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75265-0530	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ernestine Gardner, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darious Lamar, a single man, as sole ownership,** 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 Lot No. Ninety-Six (96) on the First Amendment, Rivendell Woods, Phase I, Section I, according to plat and survey of record in Instrument No. 200703229-0037618, of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Ernestine Gardner, an unmarried woman by Warranty Deed from Jesse D. Waterman, husband and wife, Heather Waterman of record in Instrument No. 20140527-0045107 Register's Office for Davidson County, Tennessee, dated May 23, 2014, and recorded on May 27, 2014.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20070329-0037618, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070607-0068416 and amended Instrument No. 20080722-0074876, Register's Office for Davidson County, Tennessee. Charter of Rivendell Woods Townhomes Homeowners' Association, Inc. of record in Instrument Number 20081031-0108933, in the Register's Office for Davidson County, Tennessee. Easement to Metro of record in Instrument Number 20070522-0061016, and in Book 9487, Page 908, in the Register's Office for Davidson County, Tennessee. Easement to Columbia Gulf of record in Book 4215, Page 632, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20031104-0161896 and 20070430-0050843, in the Register's Office for Davidson County, Tennessee. Ingress/Egress to Family cemetery as set out of record in Instrument Number 20040702-

0079201, in the Register's Office for Davidson County, Tennessee. One Hundred Fifty Foot Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201, in the Register's Office for Davidson County, Tennessee.

This property, known as 5572 Hickory Park Drive, Antioch, TN 37013
(House Number) (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 my hand this 9th DAY OF AUGUST, 2024.

E Gardner
Ernestine Gardner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ernestine Gardner, 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 at office, this 9 day of August, 2024.

Notary Public

My commission expires: 01/23/28

(SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 August 9, 2024.

Signature
August 9, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 9, 2024

Notary's Signature
My Commission Expires: 4-13-25

