WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174635 DEEDWARR
08/27/2024 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20240827-0065611

File #24-PA-0004-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5 Points Properties, LLC	**New Owner**	
(NAME)	(NAME)	**162 16 0A 080.00**
6845 Falls Ridge Lane		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HERMON TEKIE, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

5 POINTS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 4, Building No. 17, on the Plan of SECTION ONE, PHASE ONE, MILL CREEK CLUB, CONDOMINIUM TOWNHOUSES, as shown by plat of record in Plat Book 4860, Page 11, amended of record in Plat Book 5050, Page 103, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hermon Tekie, by Warranty Deed from Jason Foley, unmarried, of record in Instrument No. 20180404-0031720, in the Register's Office of Davidson County, Tennessee, dated March 28, 2018 and recorded on April 04, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One - Phase One, Mill Creek Club Condominium Townhouses, as recorded in Plat Book 4860, Page(s) 11, amended of record in Plat Book 5050, Page 103.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mill Creek Club, Section One, as recorded in Plat Book 4675, Page 88.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Mill Creek Club, Phase I, Section I Condominium of record in Book 4887, Page 961, as amended in Book 5000, Page 607; Book 5101, Page 809 and Amended and Restated in Book 10468, Page 653, as amended in Instrument No. 20050810-0094534; Instrument No. 20040805-0094013 and Amended and Restated Bylaws of record in Book 10468, Page 691, as amended in Instrument No. 20080619-0063138; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

13. Declaration of Covenants, Conditions and Restrictions recorded in Book 4792, Page 725, as amended in Book 6396, Page 504.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5373, Page 110.

*Agreement as set forth in instrument recorded in Book 5324, Page 214.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4 Mimosa Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd day of August, 2024.

Hermon Tekie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2024, before me personally appeared Hermon Tekie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Pam Autry,** 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 this the 23 day of August, 2024.

Affiant Signature

Date 8/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

