Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17347

Karen Johnson
Batch # 1175239
08/29/2024 10:07:47 AM
Fees: $13.00 Taxes: $2,108.63

Davidson County
DEEDWARR
2 pgs

20240829-0066400

WARRANTY DEED

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Polk and Donnie Polk	CH Community LLC	Map: 097-16-0A-106.00CO
(NAME) 208 Bay Overlook Court	(NAME) #303 2077 Town Center Blvd	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($569,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN W. COVINGTON AND WIFE, SHERRY G. COVINGTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL POLK AND DONNIE POLK, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 106, on the Plan of The Peninsula, Phase Three, Section One, of record in Plat Book 9700, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John W. Covington and wife, Sherry G. Covington, by deed from Frank Batson Homes, Inc., of record in Book 11767, Page 698, dated November 19, 1999, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 724, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9564, Page 693, amended in Book 9754, Page 35, Book 9977, Page 359, Book 10333, Page 219 and Book 11258, Page 85, Book 10973, Page 39, amended in Book 11181, Page 371, Instrument No. 20008220083193 and Instrument No. 20030313-0033780, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 208 Bay Overlook Court, Hermitage, TN 37076
(House No.) (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 our hands this 23rd day of August, 2024.

John W. Covington

Sherry G. Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Covington and Sherry G. Covington, 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 this, 23rd day of August, 2024.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON