WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176190 DEEDWARR
09/03/2024 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240903-0067332

File #24-PA-1019-C

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Heather Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2024.

C Loy Carney
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)
Sean Robert Dowling and Heather Leigh Hill	**Old National Bank**	
(NAME)	(NAME)	
1019 Richland Creek Aly	**P.O. Box 918**	**103 02 2A 005.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Evansville, IN 47706**	
(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,

HALEY ATTRIDGE, A MARRIED WOMAN,

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

SEAN ROBERT DOWLING, A SINGLE MAN, AND HEATHER LEIGH HILL, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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:

Land in Davidson County, Tennessee, being Unit No. 5, on the Plan of HOMES AT ORLANDO AND BURGESS, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for HOMES AT ORLANDO AND BURGESS, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180601-0052555, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Haley Attridge and Jonathon Attridge, wife and husband, by Warranty Deed from RCP Land, LLC, a Tennessee limited liability company, of record in Instrument No. 20190812-0080385, in the Register's Office of Davidson County, Tennessee, dated August 8, 2019 and recorded on August 12, 2019.

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 THE HOMES AT ORLANDO & BURGESS, as recorded in Instrument No. 20180523-0049543.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND CREEK APARTMENTS, as recorded in Plat Book 6900, Page 483.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180601-0052555, and Scrivener's Affidavit recorded in Instrument No. 20200221-0019261.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180320-0026064.

*Easement for Reciprocal, recorded in Instrument No. 20180912-0090655, as amended in Instrument No. 20210114-0006569.

*Regulatory Agreement and Declaration of Restrictive Covenants as set forth in instrument recorded in Book 7391, Page 959, as amended in Book 9739, Page 453.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1019 Richland Creek Aly, Nashville, TN 37209**.

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 30th day of August, 2024.

Haley Attridge

Jonathon Attridge

JONATHON ATTRIDGE, *spouse of* ***HALEY ATTRIDGE,*** *joins in the execution of this instrument for the purpose of conveying any and all marital interest* ***JONATHON ATTRIDGE*** *may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2024, before me personally appeared Haley Attridge, 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 30th 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2024, before me personally appeared Jonathon Attridge, 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 30th 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 30 day of August, 2024.

Affiant Signature

Date 8/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

