WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179566 DEEDWARR
09/10/2024 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240910-0069675

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2024

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

(AFFIX SEAL)

MST 2024-1200

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
The Gerhard Kistner and Maria L. Kistner Family Trust	The Gerhard Kistner and Maria L. Kistner Family Trust	160-15-0A-028.00-CO
(NAME)	(NAME)	
123 Hearthstone Manor Circle	123 Hearthstone Manor Cir	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Sandra Garretson and Roland Garretson, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Gerhard Kistner and Maria L. Kistner Family Trust,** 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 Unit No. 28, as shown on the Condominium site plan of Hearthstone Manor, Phase II, as of record in Book 6250, Page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as described by the Declaration of Covenants, Conditions and Restrictions, including liens for special assessments, as of record in Book 6424, Page 839 in Book 6600, Page 3, together with all easements, rights and appurtenances to said Residential Unit, granted in the aforesaid Declaration of Covenants, Conditions and Restrictions, and amendments thereto.

Being the same property conveyed to Sandra Garretson and Roland Garretson, wife and husband by Warranty Deed from Ruth Mize, a single woman of record in Instrument No. 20180802-0075822 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 02, 2018.

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 in Plat Book 6200, Page 144, as amended in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Boundary Plan of record in Plat Book 6200, Page 642, 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 5409, Page 485, Book 6424, Page 839, amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, as re-recorded in Book 7393, Page 749, Book 7398, Page 907, Book 7398, Page 749, Book 7403, Page 563, Book 11404, Page 149 and amended and restated in Instrument No. 20060510-0054690, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7403, Page 568, as amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Book 11749, Page 481, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 6437, Page 852, as amended in Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA for common areas of record in Book 6582, Page 158, in the Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage of record in Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee. High and Low Water mark of lake of record in Book 7050, Page 674, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 123 Hearthstone Manor Circle, Brentwood, TN 37027
(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/our hand(s) this 29th DAY OF Aug, 2024.

Sandra Garretson

Roland Garretson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sandra Garretson and Roland Garretson, 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 29th day of August, 2024.

Notary Public

My commission expires: 8-12-2028

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(SEAL)

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 29, 2024.

Affiant Signature _____

August 29, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29th day of August 2024.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

