WARRANTY DEED

Karen Johnson Davidson County
Batch # 1179573 DEEDWARR
09/10/2024 11:04:17 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20240910-0069684

B-KW-24-1822

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ardyce Joan Bussard	**New Owner**	
(NAME)	(NAME)	
1692 Ridgewood Drive	**1692 Ridgewood Drive**	**109-05-0D-115.00-CO**
(ADDRESS)	(ADDRESS)	
Sparta, TN 38583	**Sparta, TN 38583**	
(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, **DARINA GRIGSBY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARDYCE JOAN BUSSARD, AN UNMARRIED WOMAN,** 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. 1822 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record, in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declarations, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Darina Grigsby, an unmarried woman by Warranty Deed from Kevin Shannon and Ardean Shannon, husband and wife of record in Instrument No. 20171204-0123165 Register's Office for Davidson County, Tennessee, dated November 28, 2017 and recorded on December 04, 2017.

This conveyance is subject to:
- 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 20000918-0092189, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040628-0076712, supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Instrument No. 20021216-0154761, Instrument No. 20030529-0072377, Instrument No. 20030930-0144058, Instrument No. 20000331-0032369, Instrument No. 20061229-0161141, Register's Office for Davidson County, Tennessee.
- Charter in Instrument 20060314-0028980, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying Common Areas in Instrument 20061229-0161140, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
- Sewer Easement in Book 5406, page 470, Register's Office for Davidson County, Tennessee.
- Easement Agreement in Book 6185, page 216 and Book 7498, page 726, and Instrument No. 20000331-0032269 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20130517-0050096, in the Register's Office for Davidson County, Tennessee.
- Subject to Restriction as set out in Deed of record in Instrument 20021204-0149456, Register's Office for

Davidson County, Tennessee.
- Assignment of Assessments and Fees of record in Instrument Number 20240424-0029563, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1822 Lincoya Bay Dr, Nashville, Tennessee 37214**.

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 6 DAY OF SEPTEMBER, 2024.

Darina Grigsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARINA GRIGSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2024.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212