Karen Johnson Davidson County
Batch# 1188344 DEEDWARR
10/01/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20241001-0075964

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848685**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $925,000.00. Affiant Subscribed and sworn to before me, this 24th day of September, 2024. Notary Public My Commission Expires: 3/3/26

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Robert Angell and Tamela Angell 321 Hurst Drive Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053 11 0A 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Embrey and Sara Embrey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert G. Angell and Tamela Y. Angell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the FIRST REVISION, GOLF CLUB PLACE, PHASE 1, Final Plat, of record in Instrument No. 20000726-0073971, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Embrey and Sara Embrey, husband and wife, by Warranty Deed from Ruell J. Cone, of record in Instrument No. 20171218-0128661, in the Register's Office of Davidson County, Tennessee, dated December 08, 2017, and recorded on December 18, 2017.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, GOLF CLUB PLACE, PHASE 1, as recorded in Instrument No. 20000726-0073971.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOLF CLUB PLACE, PHASE ONE, as recorded in Plat Book 9700, Page(s) 980.

Covenants, Conditions and Restrictions as set forth in Restrictive and Protective Covenants recorded in Book 11619, Page 49.

Title to that portion of the land lying below the ordinary low water mark of Unknown Lake.

Easement for the flow of the waters of Unknown Lake, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown Lake, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown Lake.

This is improved property located at 321 Hurst Drive Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2024.

James Embrey

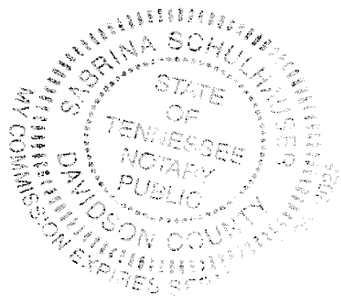
Sara Embrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Embrey and Sara Embrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2024.

Notary Public
My Commission Expires: 9/18/25



Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 September 24, 2024.

Affiant Signature

1st day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028