WARRANTY DEED

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

DM-MS-24-1244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$420,000.00~~ $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(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)
Nashville Metro Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**174-11-0A-092.00-CO**
3000 Meridian Blvd., Ste. 160		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **WANDA L. HOWELL, UNMARRIED AND MYRON HOWELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 188 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three of record in Plat at Instrument No. 20020712-0084136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wanda L. Howell, a married woman by General Warranty Deed from Vincent J. Racanelli and wife, Deirdre K. Racanelli of record in Instrument No. 20120912-0082789 Register's Office for Davidson County, Tennessee, dated September 7, 2012 and recorded on September 12, 2012.

Being the same property conveyed to Wanda L. Howell and Myron Howell by Quitclaim Deed from Wanda L. Howell of record in Instrument No. 20200910-0102885 Register's Office for Davidson County, Tennessee, dated September 9, 2020 and recorded on September 10, 2020.

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 in Instrument No. 20010606-0059239, Instrument No. 20020712-0084136 and Owners Certificate of Correction in Instrument No. 20030210-0018021 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 Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20041102-0131848, Instrument No. 20060112-0004819, Instrument No. 20100526-0040558, Instrument No. 20160601-0055259 and Instrument No. 20101228-0102708 and Instrument No. 20210629-0088141, Register's Office for Davidson County, Tennessee.
- Charter for Cane Ridge Farms Homeowners Association of record in Instrument No. 20010815-0088360 and Instrument No. 20010816-0088852, in the Register's Office for Davidson County, Tennessee.
- Conveyance for Common Areas of record in Instrument No. 20010815-0088361 and Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Lines of record in Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.
- Easement for Utilities of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Lines of record in Instrument No. 20020219-0020923, in the Register's Office for Davidson County, Tennessee.
- Easement for Cable of record in Instrument No. 20060607-0067535, in the Register's Office for Davidson

Karen Johnson
Batch # 1188679
10/02/2024 11:05:09 AM
Fees: $13.00 Taxes: $1,554.00
Davidson County
DEEDWARR
2 pgs
Warranty Deed
20241002-0076418

County, Tennessee.
- Easement for Storm Water Detention of record in Instrument No. 20060927-0119247, in the Register's Office for Davidson County, Tennessee..
- Assignment of Declarant Rights of record in Instrument Number 20120524-0045182, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1244 Blairfield Dr, Antioch, Tennessee 37013**.

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 25th DAY OF SEPTEMBER, 2024.

Wanda L. Howell

Myron Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA L. HOWELL, 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 25th of September, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYRON HOWELL, 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 25th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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