WARRANTY DEED

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lyndsey M. Carr and Dustin L. Carr	Mortgage Research Center, LLC dba Veterans United Home Loans	164-12-B-73.00
(NAME)	(NAME)	Karen Johnson Davidson County
951 Post Oak Drive	1400 Forum Blvd. , Suite 18	Batch# 1189680 DEEDWARR
(ADDRESS)	(ADDRESS)	10/03/2024 02:43:30 PM 3 pgs
Antioch, TN 37013	Columbia, MO 65203	Fees: $18.00 Taxes: $1,757.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20241003-0076927
		File No.: 20241698

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, I/we, **Stephen Douglas Qualls and Cecelia K. Qualls**, **husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lyndsey M. Carr and Dustin L. Carr, wife and husband**, 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. :

Certain real property situate in the 33rd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 73 on the plan of Bright Pointe SP Subdivision, Phase 1A, of record in Instrument No. 20180910-0089700, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Stephen Douglas Qualls and Cecelia K. Qualls, husband and wife, by Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated 09/27/2019 and filed of record in Instrument No. 20190930-0098990, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument No. 20180420-0037515, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Declaration of restrictions and covenants for stormwater facilities and systems appearing of record in Instrument No. 20160520-0050859, Register's Office for said County.

Agreements for dedication easement for sanitary sewers and/or storm drainage water mains, pumps and appurtenances appearing of record in Instrument Nos. 20180522-0049101 and 20180817-0081651, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 951 Post Oak Drive, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of October, 2024

Stephen Douglas Qualls
Stephen Douglas Qualls

Cecelia K Qualls
Cecelia K. Qualls

STATE OF Tennessee)
County OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephen Douglas Qualls and Cecelia K. Qualls, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of October, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kinkra Spann, 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 10/3/2024.

Date

Affiant Signature

10/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of October, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY