Karen Johnson Davidson County
Batch# 1193184 DEEDWARR
10/14/2024 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241014-0079437

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Sarah Hazelwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

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

DM-TAG-24-5079

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)
Calandra Whitted	TEXANA BANK, N.A.	
(NAME)	(NAME)	086-16-0A-035.00-CO
5079 Dayflower Dr	1698 KELLER BLVD, STE 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	KELLER, TX 76248	
(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, **HING HUYNH, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALANDRA WHITTED, 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 Townhome Unit 35 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307 amended by Instrument No. 20230426-00030534, in the Register's Office for Davidson County, Tennessee, together with such right and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Being the same property conveyed to Hing Huynh by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No. 20240228-0013757 Register's Office for Davidson County, Tennessee, dated February 28, 2024 and recorded on February 28, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien now due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230321-0020307 amended by Instrument No. 20230426-0030534, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Tulip Hills Homeowner's Association of record in Instrument Number 20230414-0027532, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20221209-0128221, Register's Office of Davidson County, Tennessee.
- Stormwater Maintenance Agreement of record in Instrument Number 20220616-0068886, in the Register's Office for Davidson County, Tennessee.
- Amendment(s) for Dedication of Public Right-of-Way of record in Instrument Number 20220825-0095908 and Instrument No. 20220825-0095909, in the Register's Office for Davidson County, Tennessee.
- Right of Way of record in Book 1001, Page 463, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed to Tennessee Department of Transportation of record in Book 8607, Page 1, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument Number 20230428-0031254, 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: **5079 Dayflower Dr, Hermitage, Tennessee 37076**.

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 7th DAY OF OCTOBER, 2024.

Hing Huynh

Hing Huynh

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HING HUYNH, 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 7th of October, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Tennessee Certification of Electronic Document

I, Steven 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 October 7. 2024.

Affiant Signature

14th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th 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