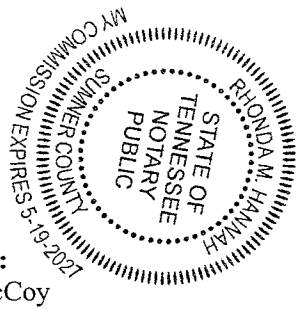
Karen Johnson Davidson County
Batch# 1195235 DEEDWARRSP
10/18/2024 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20241018-0080963



STATE OF TN }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,999.00

Haley Clifford-Cox
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11 DAY OF Oct, 2024.

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24080046

Address of New Owner
Kevin Kostyk and
Haley Elizabeth Clifford-Cox
909 Fancher Lane
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
015-13-0A-041.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Matthew Evans and Jamie Evans, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kevin Kostyk and Haley Elizabeth Clifford-Cox, Husband and Wife** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Final Plat, Falls Subdivision, of record in Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Evans and Jamie Evans, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 10/29/2020 and recorded on 10/30/2020 in Instrument No. 20201030-0126637, Register's Office for Davidson County, Tennessee.

This is property generally located:
909 Fancher Lane, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20200304-0024384, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictive Covenants of record in Instrument No. 20030820-0121082, Register's Office for Davidson County, Tennessee.
5. Easement in favor of American Telephone and Telegraph Company of record in Book 1511, Page 151, Register's Office for Davidson County, Tennessee.
6. Easement(s) set forth in Judgment of record in Book 5124, Page 658, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7697, Page 929, Book 7697, Page 952, and in Book 7868, page 953, Register's Office for Davidson County, Tennessee.
8. Easement(s) set forth in deed of record as Instrument No. 20040204-0013558, Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record as Instrument No. 20070507-0054741, Register's Office for Davidson County, Tennessee.
10. Easement for Public Utilities, Ingress/Egress and Dedication of record as Instrument No. 20180503-0042326, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Matthew Evans and Jamie Evans** have caused this instrument to be executed, this the 10 day of OCTOBER, 2024.

Matthew Evans

Jamie Evans

STATE OF Illinois
COUNTY OF Ogle

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Matthew Evans and Jamie Evans,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 10 day of October, 2024.

My Commission expires: 11/03/2027

NOTARY PUBLIC

OFFICIAL SEAL
DONNAKAY SHIPYOR
Notary Public, State of Illinois
Commission No. 747951
My Commission Expires 11/03/2027

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 10-10-2024 (date of document).

Affiant Signature

10-17-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of October, 2024.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10-21-24