WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1195318 DEEDWARR
10/18/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,601.73
20241018-0081054

File #24-PA-2032-O

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

EILEEN L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Lockhart and Alexandra Kline	~~New Owner~~ New American Funding	
(NAME)	(NAME)	143-010D-02400
2032 Morrison Ridge Dr.	1795 International Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Idaho Falls, ID 83402	
(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,

CHAD D. ST. MARTIN, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEXANDRA FAYE KLINE AND DAVID LOCKHART, WIFE AND HUSBAND,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 24 of BELLE MEADE RIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Ridge Townhomes, a Horizontal Property Regime, of record in Instrument Number 20200123-0008509, amended in Instrument Numbers 20210104-0000013, 20210104-0000014, 20210127-0012271 and 20220426-0048083, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Chad D. St. Martin, a single man, by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20220516-0056260, in the Register's Office of Davidson County, Tennessee, dated May 06, 2022, and recorded on May 16, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180410-0033672.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008509, amended in Instrument Nos. 20210104-0000013, 20210104-0000014, 20210127-0012271 and 20220426-0048083.

*Easement recorded in Book 6431, Page 402.

*Easement recorded in Book 6800, Page 409.

*Easement recorded in Instrument No. 20201015-0120032.

*Stormwater Detention Agreement of record at Instrument No. 20060712-0083957.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2032 Morrison Ridge Drive, Nashville, TN 37221**.

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 16th day of October, 2024.

Chad D. St. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2024, before me personally appeared Chad D. St. Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, ~~at office,~~ this 16th day of October, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/16/24 (date of document).

Affiant Signature

10/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

