Karen Johnson Davidson County
Batch# 1195766 DEEDWARR
10/18/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20241018-0081245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2024.

Notary Public

My commission expires:

(Notary Stamp)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Benjamin McKerley and Victoria McKerley** | **New Owner** | **181-03-0A-323.00CO** |
| **8220 Tapoco Lane** | | |
| **Brentwood, TN 37027** | | |

FOR AND IN 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,

**Claudia Saber a married woman,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Benjamin McKerley and Victoria McKerley, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Revision One, Phase Two, Addition to Indian Creek of record in Instrument No. 20070720-0086788, 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 all of the property conveyed to Claudia Saber, a single woman, by deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20220502-0050799, Register's Office for Davidson County, Tennessee, dated April 18, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20070720-0086788, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 10752, Page 533, amended and supplemented in Book 11708, Page 575, Instrument No. 20000727-0074152, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791, Instrument No. 20140403-0027632, Instrument No. 20160809-0082902, Instrument No. 20190807-0078436, Instrument No. 20200304-0024117, Instrument No. 20200528-0054896, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Book 11303, Page 509, amended in Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
f. Sewer Easement of record in Book 11217, Page 799 and Book 10881, Page 954, in the Register's Office for Davidson County, Tennessee.
g. Deed of common areas to Homeowners Association of record in Instrument No. 20130516-0049304, in the Register's Office for Davidson County, Tennessee.

h. Storm Water Detention Agreement of record in Instrument No. 20041025-0128024 and Instrument No. 20060526-0062237, in the Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.
k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8220 Tapoco Lane, Brentwood, TN 37027.

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 that I am 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 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, 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 18th day of October, 2024.

Claudia Saber by A. Scott Hubbard Attorney in fact
Claudia Saber by A. Scott Hubbard, her Attorney-In-Fact

I, Paul Lemon, Jr., the husband of Claudia Saber, do hereby join in the execution of this instrument to convey all interest and title that I may have in said property, if any, by virtue of my marriage to Claudia Saber.

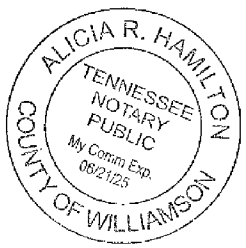
Paul Lemon, Jr., by A. Scott Hubbard Attorney in fact
Paul Lemon, Jr. by A. Scott Hubbard, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Claudia Saber and husband, Paul Lemon, Jr., for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Claudia Saber and husband, Paul Lemon, Jr., and is authorized by Claudia Saber and husband, Paul Lemon, Jr.to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of October, 2024.

Notary Signature
My commission expires:




File #: 24-432
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 18, 24 (date of document).

Jennifer L. Pennell

Oct 18, 24
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

