WARRANTY DEED

Karen Johnson Davidson County
Batch# 1196586 DEEDWARR
10/22/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20241022-0082045

File #24-TC-0205-P

(SEAL)
KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 07-06-26

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)
Daniel Carnine, Marsha Carnine, and Cecil Carnine	**NEW OWNER**	
(NAME)	(NAME)	**171 02 0A 098.00**
205 Glenstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

GALE C. COLVERT, A SINGLE WOMAN,

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

DANIEL CARNINE, UNMARRIED AND CECIL CARNINE AND MARSHA CARNINE, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

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, TN, Being Unit No. 98 on the Plan of PHASE 3-B, BRENTWOOD VILLA, of record in Book 6900, Page 329, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gale C. Colvert, unmarried, by Warranty Deed from Stephen W. Lineberry and wife, Linda G. Lineberry, of record in Book 10271, Page 772, in the Register's Office of Davidson County, Tennessee, dated November 22, 1996 and recorded on November 26, 1996.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3-B, BRENTWOOD VILLA, as recorded in Plat Book 6900, Page(s) 329.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Villa, as recorded in Book 6900, Page 4.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Villa Condominium of record in Book 6923, Page 943, Amended in Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18, Book 7266, Page 84, Bylaws amended in Book 7423, Page 567, Book 8074, Page 564, Appointment of Substitute Trustee recorded in Instrument No. 20071022-0124551; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Water Mains and Appurtenances, recorded in Book 5155, Page 164.
* Easement recorded in Book 8127, Page 666; Book 8127, Page 782; Book 8127, Page 802; and Book 8128, Page 17.
* Easement for Force Main, recorded in Instrument No. 20030707-0093162.
* Easement recorded in Easement recorded in Instrument No. 20120124-0006661.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 6385, Page 814.
* Charter Recorded in Book 6936, Page 895, Amended in Book 7998, Page 249, Book 8267, Page 270
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **GALE C. COLVERT**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202410220082044__, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 205 Glenstone Circle, 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 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 22nd day of October, 2024.

Gale C. Colvert by John Bishop, her attorney in Fact

Gale C. Colvert by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **GALE C. COLVERT**, and who acknowledged he/she/they executed the same as the free act and deed of the said **GALE C. COLVERT**.

Witness my hand and official seal this **22nd** day of **October**, **2024**.

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of October, 2024.

Affiant Signature
Date 10/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026