RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

**Name and Address of New Owner:**
Blake Andrew Kochner
307 Doe Ridge Court
Nashville, TN 37214

**Send Tax Statements To:**
CMG Mortgage, Inc
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24101395

**Map and Parcel:** 122 01 0A 376.00

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randa Meade, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Blake Kochner, a single man**, hereinafter called the GRANTEE, his 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 Unit No. 42 in Woodland Pointe, Phase 9, a Private Element Horizontal Property Regime (being the Townhome area at Woodland Pointe), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office of Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6, thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office, are incorporated in this deed by reference and made part hereof, the same as though copied herein.**

**Being the same property conveyed to Randa Meade by Warranty Deed filed for record on August 23, 2018 in Instrument Number 20180823-0083847, of the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following Master Declaration of Restrictive Covenants for Woodland Point of record in Instrument Number 20001011-0101044 and as supplemented to annex Phases IX & X of record in Instrument Number 20020725-0089575 and as further amended in Instrument Number 20020904-0107261; Master Declaration of Restrictive Covenants for Woodland Point of record in Instrument Number 20000607-0056981; By-Laws of record in Instrument Number 20080104-0001237 and as amended in Instrument Number 20080521-0052236, Instrument Number 20120518-0043315; All matters of PUB Boundary and Consolidation Plat of record in Book 11700, page 66; Permanent Easement for Right-of-Way for Street Purposes and Right-of-Way for Temporary Construction Purposes of record in Book 8332, page 982; Charter of Woodland Point Townhouse Corporation of record in Instrument Number 200001013-0102000; Charter of Woodland Point Master Association, Inc. of record in Instrument Number 20020222-0022863; Conveyance of Open Space to Woodland Point Homeowners' Association of record in Instrument Number 20001205-0119722; Landscape Agreement of record in Instrument Number 20000612-0058346; By-laws as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime of record in Instrument Number 20001011-0101044; Agreement for Dedication of Easement and Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20000419-0039023, said Register's Office.

Karen Johnson
Batch # 1202927
11/08/2024 09:43:32 AM
Fees: $13.00 Taxes: $1,008.25

Davidson County
DEEDWARR
2 pgs

20241108-0087204

Zachary Bohannon, spouse of Randa Meade, hereby joins in this conveyance to convey all his/her right, title and interest in and to the subject property.

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: 307 Doe Ridge Court, Nashville, TN 37214

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, his heirs and assigns forever; and I do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 7th day of November, 2024.

Randa Meade

Zachary Bohannon

State of Tennessee
County of Rutherford

Personally appeared before me, Randa Meade and Zachary Bohannon with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th of November, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $272,500.00.

Affiant Signature

Subscribed and sworn to before me this 7th day of November, 2024.

Notary Public
My Commission Expires:_____

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026