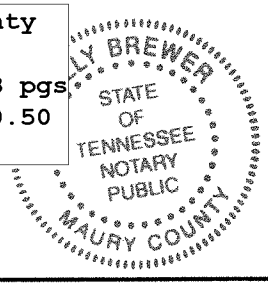
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203118 DEEDWARR
11/08/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20241108-0087471



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2024

Holly Brewer
Notary Public

MY COMMISSION EXPIRES: 10-24-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Roche	Same	172-14-0-A-072.00 CO
(NAME)	(NAME)	
704 Misty Pines Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Aubrey M. Delk and Annette R. Delk, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Roche, a married man and Alexa Roche, a married woman, as joint tenants,** 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. 19, Section 2, Wexford Downs, as shown on plat of record in Book 9700, pages 593 and 594, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aubrey M. Delk and wife, Annette R. Delk, by Warranty Deed from Robert B. Knowles and wife, Amy w. Knowles, dated June 1, 2010, of record in Instrument No. 20100603-0042868, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 704 Misty Pines Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the plat of record in Book 9700, pages 593 and 594; Declaration of restrictive covenants for Wexford Downs of record in Book 10292, page 51, amended in Book 10792, page 822; Charter for Wexford Downs Homeowners Association, Inc., of record in Book 10500, page 444; Deed to Homeowners Association for open spaces of record in Book 10937, page 791; Permanent easement agreement to Nashville Gas Company of record in Book 10359; Easement to BellSouth Telecommunications, Inc., of record in book 10529, page 560; all of record in the 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 7th day of November, 2024.

Aubrey M. Delk

Annette R. Delk

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Aubrey M. Delk and Annette R. Delk, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of November, 2024.

Notary Public
My Commission Expires: 11.20.2024

File No.: 38829A

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Rand Swanner, 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 11/7/24.

11/7/24

Affiant Signature

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 7 day of November, 2024.

Holly Brewer

Notary Signature

Commission Expires: 06-24-28

HOLLY BREWER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY