WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203494 DEEDWARR
11/13/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241113-0088164

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026

MST 2024-1604

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avery Armstrong and Marlena Sullivan		171 03 08 304.00
(NAME)	(NAME)	
601 Old Hickory Boulevard #121		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Charles Donald Evans and wife, Barbara Evans,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Avery Armstrong and Marlena Sullivan, joint tenants with right of survivorship,** 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. Unit 66, Phase Two, Section Seven, on the Plan of Townhomes of Fredericksburg, as of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Donald Evans and wife, Barbara L Evans, by Warranty deed from Howard A Haynes and wife, Mary J Haynes of record in Instrument No. 200306003-0075657, Register's Office for Davidson County, Tennessee, dated 05/28/2003

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee. PUD Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843,

Book 8920 Page 65, amended in Book 9500 Page 393, Book 9860 Page 840, Book 10294 Page 850, Book 10694 Page 541, Book 10126 Page 435, amended in Book 10224 Page 683, Book 10393 Page 11, Book 10628 Page 517, Book 11550 Page 531, Book 11682 Page 75, Instrument Number 20000718-0070558 and Instrument Number 20050705-0076596, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539, Book 11550, Page 554 and Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee. By-Laws for Townhomes of record in Book 10126, Page 486, amended in Book 10275, Page 959, and Book 11550, Page 554, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee. Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee. QCD for common areas to HOA of record in Book 11753, Page 208, in the Register's Office for Davidson County, Tennessee. Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Book 9698, Page 124, and Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee. Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.

This property, known as 601 Old Hickory Boulevard #121, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 8th DAY OF Nov., 2024.

Charles Donald Evans

Barbara Evans

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles Donald Evans and Barbara Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of November, 2024.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 November 8, 2024 (date of document).

Date: November 12, 2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 12th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026