Karen Johnson Davidson County
Batch# 1205434 DEEDWARR
11/14/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20241114-0088944

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE cuc DAVIDSON
COUNTY OF ~~WILLIAMSON~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $413,000.00

David Gould
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF NOVEMBER, 2024.

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/26

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3289LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua D. Garton	American Pacific Mortgage Corp	
406 N Cameron Court	3000 Lava Ridge Court, Ste 200	
Hermitage, TN 37076-1346	Roseville, CA 95661	064 11 A 023.00

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, WE, **RYAN B CASE AND SARAH A HINDE-CASE, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA D. GARTON, AN UNMARRIED MAN** 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:

Being Lot No. 23 on the Plan of Caleb Chase, of record in Book 6250, Page 821 and 822, and Amendment of record in Book 6918, Page 882, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryan B. Case and Sarah A. Hinde-Case, husband and wife, by Warranty Deed from Lisa D. Carter and Keith Ryan Carter, husband and wife, dated June 18, 2021 and recorded June 21, 2021, of record in Instrument 20210621-0083462, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6250, Page 821 and Amended in Book 6918, Page 882, of the Public Records of Davidson County, Tennessee.
5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Official Records Book 6777, Page 453; Amended in Book 6783, Page 805; Book 7189, Page 553; and Instrument 20100603-0043191, all of the Public Records of Davidson County, Tennessee.
6. Charter of Caleb Chase Homeowners Association, Inc of record in Book 6927, Page 370, Register's Office for Davidson County, Tennessee
7. Articles of Amendment to the Charter of record in Book 8109, Page 791, Register's Office for Davidson County, Tennessee.
8. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.
9. Storm Water Detention Agreement of record in Book 6548, Page 557, Register's Office for Davidson County, Tennessee.
10. Quitclaim Deed conveys to Caleb Chase Homeowners Association, Inc of record in Book 7242, Page 554, Register's Office for Davidson County, Tennessee.

This is improved property known as 406 N Cameron Court, Hermitage, TN 37076-1346

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 we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 7th day of November, 2024.

Ryan B Case

Sarah A Hinde-Case

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RYAN B CASE AND SARAH A HINDE-CASE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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.

Affiant Signature

14th day of November, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028