WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1208625 DEEDWARR
11/26/2024 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20241126-0092563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: 2-22-27

KRISTIN L. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

File #24-PA-5710-121

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)
David Scott	**New Owner**	
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy	SAME	**163 05 0B 203.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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,

TAYLOR M. GARNER, A MARRIED PERSON,

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

DAVID SCOTT,

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, Tennessee, Lot No. 194, On the Plan of Exhibit "A" Master Deed Lot Layout (Private Element) PHASE V, MILL PARK (FORMERLY HICKORY HOLLOW TOWN HOMES), as shown by Plat appearing of record in Instrument No. 20050131-0011265, and as established by Declaration of Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amendment of record in Book 11167, Page 757, amendment to By-Laws of record in Book 11167, Page 759, Supplemental Declaration of record in Instrument No. 20050131-0011265, and amendment in Instrument No. 20141231-0119109, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Taylor M. Garner, married, by Quitclaim Deed from Richard C. Garner, of record in Instrument No. 20240816-0062714, in the Register's Office of Davidson County, Tennessee, dated August 13, 2024 and recorded on August 16, 2024.

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 HICKORY HOLLOW TOWNHOMES, BOUNDARY & SUBDIVISION PLAT, as recorded in Plat Book 9700, Page 538.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425 and amended in Book 11167, Page 757 and Instrument No. 20141231-0119109 and Supplemental record in Instrument No. 20050131-0011265 and Rules recorded in Instrument No. 20080304-0021743; Instrument No. 20140902-0079467; Instrument No. 20160223-0017010; Instrument No. 20161028-0113925 and Instrument No. 20140717-0063137 and Termination recorded in Instrument No. 20150203-0009766 and Architectural Changes record in Instrument No. 20110208-0011084.

*Easement recorded in Book 11378 and Page 991 and Instrument No. 20170206-0012425.

*Stormwater Detention Agreement as set forth in instrument recorded in Book 10506, Page 278.

*Charter recorded in Book 10719, Page 419.

*By-Laws recorded in Book 11167, Page 759

*Common Open Space recorded in Instrument No. 20130723-0076095

*As Built Survey Certificate recorded in Book 11315, Page 157; Book 11315, Page 159; Book 11532, Page 288; Book 11532, Page 290; Book 11674, Page 536 and Book 11737, Page 439.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 5170 Hickory Hollow Parkway, Unit 121, Antioch, TN 37013.

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), the'r 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 25th day of November, 2024.

Taylor M. Garner

Alexandra Garner

ALEXANDRA GARNER, spouse of TAYLOR M GARNER, joins in the execution of this instrument for the purpose of conveying any and all marital interest ALEXANDRA GARNER may have in the above-described real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2024, before me personally appeared Taylor M. Garner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of November, 2024.

Notary Signature
My commission expires.

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2024, before me personally appeared Alexandra Garner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of November, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 11-25-24 . (Date of Document)

Affiant Signature

Date: 11-25-24

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 25 day of Nov, 2024

Notary Public

My Commission Expires: 2-2-27

