WARRANTY DEED

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 9th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 03/16/26 (AFFIX SEAL)

BRANYAN JILL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1214701
12/11/2024 11 31 11 AM
Fees $13 00 Taxes $962 00

Davidson County
DEEDWARR
2 pgs

20241211-0096197

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Elizabeth Ozment	**New Owner**	
(NAME)	(NAME)	**086-14-0A-226.00-CO**
5217 Mountainbrook Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **CCSW & CO., LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH OZMENT, A SINGLE PERSON,** 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.

Situated in the Davidson County, Tennessee, described as follows, to-wit

Being Unit No 226 on the Plan of Stage Three, Hermitage Meadows, of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more completed description.

Being a portion of the same property conveyed to Christopher Simpson by Warranty Deed from Stonehorse Real Estate Holdings, LLC of record in Instrument No 20170526-0052519 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 26, 2017.

Being a portion of the same property conveyed to CCSW and Co, LLC by Quitclaim Deed from Christopher Simpson of record in Instrument No 20170607-0056957 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 7, 2017

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365, and Instrument No. 20170210-0013943, and Instrument No 20170320-0026618, Register's Office for Davidson County, Tennessee
- By-Laws of Hermitage Meadows of record in Book 6034, Page 383, as amended in Book 7660, Page 612 and Instrument No. 20010327-0029002 and Instrument No 20180904-0087326, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104689, in the Register's Office for Davidson County, Tennessee.
- Deed Easement of record in Book 5962, Page 229, in the Register's Office for Davidson County, Tennessee.
- Property is subject to an Easement to the Cumberland Water Company for utilities of record in Book 4419, Page 230, in the Register's Office for Davidson County, Tennessee
- Property is subject to an Easement to first Suburban water and Cumberland Utility for a water main of record in Book 6164, Page 436, in the Register's Office for Davidson County, Tennessee.
- Property is subject to the HOA Charter of record in Book 6034, Page 376, amended in Book 7466, page 25, and Book 8275, page 843, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **226 Thistle Lane, Hermitage, Tennessee 37076**.

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), 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 the 9th DAY OF DECEMBER, 2024

CCSW & Co , LLC

BY _____

Christopher Dean Simpson
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER DEAN SIMPSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CCSW & CO , LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 9th of December, 2024

_____
Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212