Karen Johnson Davidson County
Batch# 1221877 DEEDWARR
12/31/2024 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,009.95
20241231-0101360

WARRANTY DEED

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $813,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dawn Soper	NEW OWNER	064-01-0-072.00
(NAME)	(NAME)	
1152 Cleveland Hall Blvd.	1152 Cleveland Hall Blvd.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kaitlyn Bristowe, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dawn Soper, a single woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 149, on the plan of PHASE ONE, CLEVELAND HALL, of record in Plat Book 11700, Page 51, as corrected in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Shawn Christopher Booth, an unmarried man, by Warranty Deed dated 06/30/2017 from Leighanne N. Rushing and John T. Rushing II, wife and husband, of record in Instrument No. 20170707-0068441, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Shawn Christopher Booth, an unmarried man and Kaitlyn Bristowe, an unmarried woman, as tenants in common with the right of survivorship, by Quitclaim Deed dated 07/03/2017 from Shawn Christopher Booth, an unmarried man, of record in Instrument No. 20170720-0073397, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Kaitlyn Bristowe, an unmarried woman, by Quitclaim Deed dated 02/15/2019 from Shawn Christopher Booth, an unmarried man and Kaitlyn Bristowe, an unmarried woman, of record in Instrument No. 20190322-0026190, Register's Office
for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plan of record in Plat Book 11700, Page 51, as corrected in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Cleveland Hall of record in Book 11725, Page 76, as amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112, and Instrument No. 20120912-0082762, Register's Office for Davidson County, Tennessee.

Charter of Cleveland Hall HOA of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee.

Conveyance of open space and common area to the HOA of record in Instrument No. 20130816-0086466, Register's Office for Davidson County, Tennessee.

Easement to Bellsouth of record in Book 11720, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1152 Cleveland Hall Blvd., Old Hickory, TN 37138
(House No.) (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.

Effective the 27th day of December, 2024.

Kaitlyn Bristowe

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Kaitlyn Bristowe, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2024.

Notary Public

Printed Name: the undersigned

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

202412310101360

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **December 27, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

12/31/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025