| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**800 Crescent Centre Drive, Suite 140**<br>**Franklin, TN 37067**<br><br>**CRT File No. 241249509** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $290,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of January, 2025.<br><br>Notary Public<br>My Commission Expires: |

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

Karen Johnson Davidson County
Batch# 1226481 DEEDWARR
01/15/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250115-0003055

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Patrick M. Madden Jr. | Old National Bank | Tax Parcel ID No. |
| 455 Huntington Ridge Drive | P.O. Box 918 | 161-11-0A-202.00-CO |
| Nashville TN 37211 | Evansville, IN 47706 | |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Courtney Feger Wyatt and Alexander Gabriel Wyatt, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick M. Madden Jr. , a single person**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Feger Wyatt and Alexander Gabriel Wyatt, wife and husband by Warranty Deed from Michael Wade Hooker and Melissa A. Hooker husband and wife of record in Instrument No. 20180404-0031815 Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 04, 2018.

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 record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 67, and Plat Book 4675, Page 9, 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 4729, Page 687; amended in Book 4889, Page 905 and in Book 5394, Page 243, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7423, Page 762; amended in Instrument No. 20080324-0029069, Instrument No. 20110331-0024865, and in Instrument No. 20130724-0076332, in the Register's Office for Davidson County, Tennessee.

Charter of Huntington Ridge Townhouse Homeowners Association of record in Book 4729, Page 682, Book 4890, Page 84 and Book 4499, Page 443, in the aforesaid Office.

Stormwater Detention Agreements of record in Book 9775, Page 308; Book 9732, Page 551; and in Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.
Master Deed of Huntington Ridge Homeowners Association of record in Book 4529, Page 827, in the Register's Office for Davidson County, Tennessee.
Dedication of Common Areas to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
Easements and restriction of record in Book 4499, Page 443, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for Davidson County, Tennessee.
Any and all matters as being set out in Warranty Deed of record in Instrument No. 20240415-0026605 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 455 Huntington Ridge Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 13th day of January, 2025.

Courtney Feger Wyatt

Alexander Gabriel Wyatt

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney Feger Wyatt and Alexander Gabriel Wyatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2025.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

**True Copy Certification**

I, **Pam Autry,** 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 this the 13 day of January, 2025.

Affiant Signature

Date 1/13/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

