Karen Johnson Davidson County
Batch# 1232717 DEEDWARR
01/31/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250131-0007637

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES: _____.

Kathleen Hale McClellan STATE OF TENNESSEE NOTARY PUBLIC Williamson County My Comm. Expires 11/4/2028

This area for recording stamp

(AFFIX SEAL)

MST 2025-0020

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Steven Yesnick	NEW OWNER	160 15 0D 026.00
(NAME)	(NAME)	
309 Seven Springs Way #205		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Danielle Bell, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Steven Yesnick, 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:

Land in Davidson County, Tennessee, being Unit 26, St. Martin Square at Seven Springs Condominiums, Phase I, recorded at Instrument No. 20060222-0020470, as established under Master Deed of record in Instrument No 20060310-0028319; Supplemented in Instrument No. 20061109- 0139692; Instrument of Correction recorded in Instrument No. 20080730-0077840 and as amended in Instrument No 20090624-0058791, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit

Being the same property conveyed to Danielle Bell, by Warranty Deed from Monica L Red Brewer, as Trustee of the Robert L. Brewer 2021 GST-Exempt Family Trust dated October 26, 2021, of record in Instrument No 20230601-0041404, in the Register's Office of Davidson County, Tennessee, dated May 26, 2023 and recorded on June 1, 2023.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. All matters shown on the Plan of record in Book 4460, Page 186, Instrument No. 20000713-0069320 and Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee. The premises

herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of St. Martin Square at Seven Springs Condominiums of record in Instrument Number 20060310-0028319, supplemented in Instrument No. 20061109-0139692 , corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, 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 4611, Page 682 and Instrument No. 20000713-0069415 as amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 as ratified in Instrument No. 200110240-116171 and further amended in Instrument No. 200311070-163683, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 4611, Page 682, amended and restated in Instrument 19991230-0308948, in the Register's Office for Davidson County, Tennessee. Charter of Seven Springs Neighborhood Association, Inc. of record in Instrument No. 20040520-0059668, Instrument No. 20010726-0079648 and Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee. Charter of HOA of record in Book 4611, Page 674, in the Register's Office for Davidson County, Tennessee. Declaration of Easement of record in Instrument Number 200108030-082968, in the Register's Office for Davidson County, Tennessee. Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 200408160-098712, in the Register's Office for Davidson County, Tennessee. Stormwater Facilities and Systems of record in Instrument Number 20150309-0019801, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 309 Seven Springs Way #205, Brentwood, TN 37027
(House Number) (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.

Witness my/our hand(s) this 17th DAY OF JANUARY, 2025.

Danielle Bell

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Danielle Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of January, 2025.

Notary Public

My commission expires: 3-23-27

(SEAL)

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 1/31/2025.

Date

Affiant Signature

1/31/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of January, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

