THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250149723**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $459,000.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2025. Notary Public My Commission Expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1240852 DEEDWARR
02/26/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20250226-0014323

WARRANTY DEED

Address New Owner: Christopher S. Karr and Amanda C. West 3120 Skinner Dr Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 174 11 0A 380.00

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, **Brandon Venable and Brandy Venable, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher S. Karr, an unmarried man and Amanda C. West, an unmarried woman, as joint tenants with right of survivorship,** ("Grantees"), thier heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot 359, as shown on CANE RIDGE FARMS-PHASE VI SECTION 1, of record in Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brandon Venable and Brandy Venable, by Special Warranty Deed from Homesales, Inc., a Corporation organized and existing under the laws of the State of Delaware, of record in Instrument No. 20100311-0018712, in the Register's Office of Davidson County, Tennessee, dated February 11, 2010 and recorded on March 11, 2010.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANE RIDGE FARMS-PHASE VI SECTION 1, as recorded in Instrument No. 20050209-0015098.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000905-0087103, as amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; Instrument No. 20040319-0031603; Instrument No. 20041102-0131848; Instrument No. 20100526-0040558; an Assignment of Declarant Rights recorded in Instrument No. 20120524-0045182; and Variance recorded in Instrument No. 20120604-0048269.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060112-0004819, as amended in Instrument No. 20101228-0102708 and Instrument No. 20210629-0088141.

Easement for Right-of-Way, recorded in Instrument No. 20060607-0067535.

Charter for Cane Ridge Farms Homeowners Association, Inc. recorded as Instrument No. 20010815-0088360.

Cane Ridge Farms Homeowners Association, Inc. Rule Regarding Working Capital Contribution recorded in Instrument No. 20160601-0055259.

This is improved property located at 3120 Skinner Dr Antioch TN 37013

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 warrant that this instrument is effective as of the 20th day of February, 2025.

Brandon Venable

Brandy Venable

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Venable and Brandy Venable, 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 19th day of February, 2025.

Notary Public
My Commission Expires: 08-13-2025

PATTI D. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/19/25.

Affiant Signature – Joshua A. Terry

2/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/25/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27