Karen Johnson
Batch # 1242105
02/28/2025 09 42 33 AM
Fees $13 00 Taxes $980 50
Davidson County
DEEDWARR
2 pgs
20250228-0014984

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149847

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $265,000 00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2025.

Notary Public
My Commission Expires 4/26/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William White	Southern Bancorp Bank	Tax Parcel ID No.
1775 Red Jacket Drive	601 Main St	173 05 0A 049.00
Antioch TN 37013	Arkadelphia, AR 71923	

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, **Maurice J. Salter, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William White, unmarried man,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 49, on the Plan of BARNES CROSSING, PHASE ONE, P.U.D., as shown in Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805- 0092480, and amended in Instrument No. 20051114-0136938, and Further amended in Instrument No. 20071227-0147998 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description thereof.

Being the same property conveyed to Maurice J. Salter, an unmarried man, by Warranty Deed from Thoa Kim Duong, a married woman, of record in Instrument No. 20170425-0040281, in the Register's Office of Davidson County, Tennessee, dated April 20, 2017 and recorded on April 25, 2017. Said property has never been the marital residence of Grantor.

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 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY BARNES CROSSING R-10 RESIDENT P.U.D., as recorded in Plat Instrument No. 20050128-0010427.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES CROSSING Condominium of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938, and Further amended in Instrument No. 20071227-0147998; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6791, Page 479.

Easement for Sewer, recorded in Instrument No. 20190320-0025476

Easement recorded in Instrument No. 20050811-0095171; Instrument No. 20131021-0109630 and Instrument No. 20181210-0120117.

This is improved property located at 1775 Red Jacket Drive 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, Grantor has executed this instrument on this 27th day of February, 2025.

Maurice J. Salter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maurice J. Salter, 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 26th day of February, 2025

Notary Public
My Commission Expires. _____

