Karen Johnson Davidson County
Batch# 1242947 DEEDWARR
03/04/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20250304-0016348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $422,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF MARCH, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ALLISON G. PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-26-2025

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3342LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sara Kangas	Capital City Home Loans, LLC	
2824 Paddle Wheel Drive	**50 Chastain Center Boulevard**	062 02 0B 080.00
Nashville, TN 37214	**Kennesaw, GA 30144**	

FOR AND IN 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,

CHARLYNN G. LATTO AND NICHOLAS S. LATTO, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARA KANGAS, AN UNMARRIED WOMAN

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 Lot No. 241 on the Plan of Abbington Park, Phase One-Section Two, of record in Plats at Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to L. Scott Carpenter and Charlynn Carpenter, Husband and Wife, as Tenants by the Entirety, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, dated March 6, 2004, and recorded March 8, 2004, of record in Instrument No. 20040308-0026408, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlynn G. Latto, by Quitclaim Deed from L. Scott Carpenter, dated May 2, 2018, recorded May 4, 2018, of record in Instrument No. 20180504-0042679, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlynn G. Latto and Nicholas S. Latto, wife and husband, by Quitclaim Deed from Charlynn Carpenter N/K/A Charlynn G. Latto, dated April 19, 2019, recorded April 26, 2019, of record in Instrument No. 20190426-0038473, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument Nos. 20030922-0139712 and 20031006-0146904, of the Public Records of Davidson County, Tennessee.
5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Instrument Nos. 20010402-0031520, 20030213-0020075, 20040401-0036606, 20041217-0149940, 20161027-0113738, and 20170124-0007830, all of the Public Records of Davidson County, Tennessee.
6. By-Laws of Abbington Park Homeowners Association, Inc. contained in instrument recorded in Instrument No. 20030303-0027406, of the Public Records of Davidson County, Tennessee.
7. Charter of Abbington Park Homeowners Association, Inc. recorded in Instrument No. 20030303-0027405, of the Public Records of Davidson County, Tennessee.

8. Covenants and conditions of record in Instrument No. 2000072-00071648, Register's Office for Davidson County, Tennessee which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping requirements as more particularly set forth in said deed.

9. Conveyance of Common Area/Open Space to HOA in Instrument No. 20040415-0042646, of the Public Records of Davidson County, Tennessee.

10. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

11. Storm Water Detention Agreement recorded in Instrument No. 20030109-0004246, of the Public Records of Davidson County, Tennessee.

12. Deed of Conveyance for Sanitary Sewer Easement recorded in Book 8377, Page 820, of the Public Records of Davidson County, Tennessee.

13. Warranty Deed of Flowage easements granted to the United States of America, recorded in Official Records Book 2242, Page 513, of the Public Records of Davidson County, Tennessee.

14. Grant of Transmission Line Easement to the United States of America recorded in Official Records Book 1163, page 341, of the Public Records of Davidson County, Tennessee.

15. Easement for 20-foot right of way for ingress and egress conveyed to Olin M. Weakley, et al, recorded in Official Records Book 1198, Page 525, of the Public Records of Davidson County, Tennessee.

16. Rights of adjoining owners to party wall(s) located partly on the Land.

17. Subject to rights of others in and to the common areas and/or elements.

18. Any and all matters shown on boundary survey of the subject property by Steven D. Delle, Dale & Associates, dated September 19, 2001, rev 9-26-01.

This is improved property known as 2824 Paddle Wheel Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 27th day of February, 2025.

Charlynn G. Latto

Nicholas S. Latto

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CHARLYNN G. LATTO AND NICHOLAS S. LATTO, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of February, 2025.

Notary Public

My Commission Expires:
7-26-25

LISA S. ALLARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **February 27, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **March**, 20**25**.

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