WARRANTY DEED

Karen Johnson
Batch # 1244554
03/10/2025 10 20 10 AM
Fees $13 00 Taxes $1,480 00

Davidson County
DEEDWARR
2 pgs

20250310-0017735

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

J. Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2025

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Julicia Jennings	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	025-08-0A-025 00-C0
(NAME)	(NAME)	
65 French Street	18402 U S Highway 281 N , Suite 258	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Antonio, TX 78259	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20242122

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, I/we, **Angela Lennette Dominick, an unmarried woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Julicia Jennings, a single 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

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 25, Final Plat, Parkview Preserve, Phase 1A, on the plat of record in Instrument No 20190415-0034123, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Angela Lennette Dominick, unmarried woman, by Warranty Deed from NVR, Inc , a Virginia corporation T/A Ryan Homes, dated 07/30/2020 and filed of record in Instrument No 20200731-0084745, Register's Office for Davidson County, Tennessee

RESTRICTIONS

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument No 20190503-0041704, amended in 20200108-002728 and 20200706-0072345, Register's Office for said County, Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Also subject to

Quitclaim Deed to HOA appearing of record in Instrument No 20220223-0020613, Register's Office for said County

Charter of HOA appearing of record in Instrument No 20190418-0035627, Register's Office for said County

Right-of-way utility easement appearing of record in Book 3164, page 487 and Book 3255, page 507, Register's Office for said County

Utility easement appearing of record in Book 6113, page 624,, Register's Office for said County

Ingress-egress easement appearing of record in Instrument No 20130118-0006195, Register's Office for said County

Right-of-way easement appearing of record in Book 2014, page 308, Register's Office for said County

Agreement of easement for sanitary sewers appearing of record in Book 5195, page 443, Register's Office for said County

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No 20180629-0062942, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 65 French Street, Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 7th day of March, 2025

Angela Lennette Dominick

Angela Lennette Dominick

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angela Lennette Dominick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 7th of March, 2025

Melissa D. Rogers

Notary Public
My Commission Expires 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY