WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23916-mc

Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Dr #103
Murfreesboro, TN 37129
File No: BOR25056

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Carolyn McLemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of March, 2025

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1249313 DEEDWARR
03/24/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20250324-0021587

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Carolyn McLemore 5170 Hickory Hollow Pkwy, Unit 400 Antioch, TN 37013	Same as New Owner	Map/parcel: 163-05-0B-152.00 Account #:

WARRANTY DEED

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, I/WE

LaToria Wilson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn McLemore, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), her 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 and being all of Unit No. 156 on the Plan of Phase IV, Mill Park Townhomes, as established by the Declaration of Covenants, Conditions & Restrictions of record in Book 10719, Page 425, as amended in Book 11167, Page 757 and Instrument No. 20141231-0119109; and as shown on Exhibit "A-1" to the Supplemental Declaration for Mill Park Townhomes, Phase IV of record in Instrument No. 20031117-0167241, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LaToria Wilson by Warranty Deed from Myochi Johnson, unmarried, dated 11/17/2016 and filed for record in Instrument No. 20161212-0129709, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 10719, Page 425, as amended in Book 11167, Page 757 and Instrument No. 20141231-0119109; as supplemented for Mill Park Townhomes, Phase IV in Instrument No. 20031117-0167241; Amendment to By-Laws of record in Book 11167, Page 759; Assignment of Declarants Rights of record in Instrument No. 20051128-0143119; Parking Rules in Instrument No. 20080304-0021743; Architectural Change Request Procedures in Instrument No. 20110208-0011084; Rules and Regulations of record in Instrument Nos. 20140902-0079467, 20160223-0017010 and 20161028-0113925; HOA Charter in Book 10719, Page 419; Easement to Comcast of record in Instrument No. 20170206-0012426; Conveyance of Common Areas of record in Book 11221, Page 249; Stormwater Detention Agreement of record in Book 10506, Page 278; Easement to Bellsouth of record in Book 11378, Page 991; and all matters shown on Boundary Plat in Book 9700, Pages 538 and 539, Register's Office for Davison County, Tennessee.

This is improved property known as: 5170 Hickory Hollow Pkwy, Unit 400, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of March, 2025.

LaToria Wilson

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **LaToria Wilson**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2025.

Notary Public

My Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 3/21/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3/21/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** March **,** 2025**.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

