Karen Johnson Davidson County
Batch# 1257885 DEEDWARR
04/11/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20250411-0027191

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $418,000.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2025. Notary Public My commission expires: 9/15/27

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nolson J. Philippe and Terri Ridley	**New Owner**	**086-13-0A-002.00CO**
3757 Hoggett Ford Road		
Nashville, TN 37076		

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,

Natalie Michelle Butler, a single woman

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

Nolson J. Philippe, an unmarried man, and Terri Ridley, an unmarried woman, as joint tenants with right of survivorship

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. 2 on the Plan of Corrected Final Subdivision Plat, Magnolia Farms, Phase 1, Section 1 of record in Instrument No. 20181115-0112560, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Natalie Michelle Butler, a single woman, by deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20190401-0029173, Register's Office for Davidson County, Tennessee, dated March 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20181115-0112560, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Instrument No. 20181212-0120983, amended and supplemented Instrument No. 20190917-0094196, Instrument No. 20190917-0094194, Instrument No. 20191105-011412, Instrument No. 20191105-0114126, Instrument No. 20210128-0012505, Instrument No. 20210507-0061686, Instrument No. 20191105-0114128, Instrument No. 20210128-0012505, Instrument No. 20210507-0061686, Instrument No. 20211020-0140519 and Instrument No. 20221123-0123843, Register's Office for Davidson County, Tennessee.
d. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20191105-0114127, in the Register's Office for Davidson County, Tennessee.
e. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20180626-0061329, Instrument No. 20180231-0105078 and Instrument No. 20180328-0028892, in the Register's Office for Davidson County, Tennessee.

f. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20180621-0059898, in the Register's Office for Davidson County, Tennessee.
g. All matters of record in Chancery Court Book 2, Page 179, in the Register's Office for Davidson County, Tennessee.
h. Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument No. 20190709-0066174, in the Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.
k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3757 Hoggett Ford Road, Nashville, TN 37076.

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 I am 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 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of April, 2025.

Natalie Michelle Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Natalie Michelle Butler, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2025.

Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 25-71
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

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 4/7/25.

Affiant Signature – Joshua A. Terry

4/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/8/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27