Karen Johnson Davidson County
Batch# 1265614 DEEDWARR
04/29/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $980.46
20250429-0032864

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250450510** | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Rutherford )<br>The actual consideration or value, whichever is greater, for this transfer is: $264,990.00.<br>Amy Nelson<br>Affiant<br>Subscribed and sworn to before me, this 25th day of April, 2025.<br>Susan Morelli<br>Notary Public<br>My Commission Expires: 08.17.2025 |

SUSAN MORELLI TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

**WARRANTY DEED**

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Debra Gordon<br>5170 Hickory Hollow Parkway, Unit 915<br>Antioch TN 37013 | New Owner | Tax Parcel ID No.<br>163-05-0A-006.00 CO |

**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, **Rebecca Anneliese Henry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Debra Gordon, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Plan of Hickory Hollow Townhomes (Mill Park), Phase 1, of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to REBECCA ANNELIESE HENRY, by deed from THOMAS WESLEY FRIZZELL AND MARY JEAN FRIZZELL, HUSBAND AND WIFE, of record in Instrument No. 20220124-0008484, dated January 11, 2022, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 163-05-0A-006.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 686, said Register's Office.
Matters shown on the Plan of record in Plat Book 9700, page 538, pages 538 and 539, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10719, page 425, Book 11167, page 757 , and as Instrument Nos. 20110208-0011084 and 20141231-0119109. said Register's Office.

By-Laws of record in Book 10719, page 464, and Book 11167, page 759, said Register's Office. Subject to As Built Certificate of record in Book 11315, pages 157, said Register's Office.

This is improved property located at 5170 Hickory Hollow Parkway, Unit 915 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 24th day of April, 2025.

Rebecca Anneliese Henry

STATE OF Washington )

COUNTY OF King )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Anneliese Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2025.

Notary Public

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Amy Nelson *(custodian's name)*, 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 April 24, 2025 *(date of document)*.

Amy Nelson
Custodian's Signature

4/28/2025
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 28th day of April, 2025.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD