WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES:

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Karen Johnson Davidson County
Batch# 1268360 DEEDWARR
05/02/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,009.73
20250502-0034295

File #25-TL-1752-CBR

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Lindsey Maxton and Lisa Maxton	**New Owner**	
(NAME)	(NAME)	
1752 Lincoya Bay Drive	**Property**	**109-05-0D-058-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HALIE R. KERVASKI, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LINDSEY MAXTON, A SINGLE WOMAN, AND LISA MAXTON, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee, being Unit No. 1752 in THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, located on Lincoya Bay Drive, Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373 and further Attorney's Certificate recorded in Instrument No. 20180420-0037271, Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages of Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declarations appearing in Instrument No. 20041028-0129585 said Register's Office are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Halie R. Kervaski, a single person, by Warranty Deed from Cassidy N Leming, now known as Cassidy N. Leming-Usinger a married woman, of record in Instrument No. 20200715-0077456, in the Register's Office of Davidson County, Tennessee, dated July 13, 2020 and recorded on July 15, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of THE LAKES APARTMENTS, LOT 1 & LOT 2, as recorded in Plat Instrument No. 20000918-0092189.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040628-0076712; Supplemental recorded in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373 and Attorney's Certificate recorded in Instrument No. 20180420-0037271.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20021204-0149456.
* Easement for Sewer Line, recorded in Book 5406, Page 470.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7121, Page 169.
* Easement Agreement recorded in Book 6185, Page 216; Book 7498, Page 726 and Amendment recorded in Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457.
* Charter for Cottages at Williams Bend Townhouse Corporation recorded as Instrument No. 20060314-0028980.
* Common Open Space Deed recorded as Instrument No. 20061229-0161140.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1752 Lincoya Bay 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 29th day of April, 2025.

Halie R. Kervaski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2025, before me personally appeared Halie R. Kervaski, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Emily Manno, 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 4/29/25.

Date

Affiant Signature

4/29/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of April, 2025.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026