Karen Johnson Davidson County
Batch# 1272450 DEEDWARR
05/13/2025 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250513-0037634

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 13 day of May, 2025.

Notary Public
My commission expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Quincy O'Malley	Neighborhood Mortgage	**033040D13300CO**
115 Dry Creek Commons Dr	1835 Lackey Dr #300	
Goodlettsville, TN 37072	Alpharetta GA 30004	

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 ACKNOWLEDGE, WE,

Emma Kirkwood, an unmarried woman

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

Quincy O'Malley, an unmarried 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:

Land in Davidson County, Tennessee, being Unit 133, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons of record as Instrument No. 20200529-0055770, as amended in Instrument No, 20200612-0060166, Instrument No. 20220222-0019942, Instrument No. 20220222-0019943, and any amendments thereto, and being shown on Plat attached thereto as Exhibit "C" (as erroneously referred to as Exhibit "B" in prior deed), and said plat being re-recorded in Instrument No. 20200612-0060166, 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 the same property conveyed to Emma Kirkwood, unmarried, by Warranty Deed from Katelyn Michele Lambrecht, a married woman, dated May 17, 2023, of record in Instrument No. 20230622-0047598, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement(s) for transmission line of record in Book 1153, Page 652, Book 3223, Page 325, Book 3223, Page 327, said Register's Office.

Easement(s) for sanitary sewers of record in Book 4472, Page 271, Book 4805, Page 797, Book 5083, Page 272, said Register's Office.

Subject to a non-exclusive easement for ingress and egress in Book 6448, Page 60, said Register's Office.

Deed of Dedication of record in Book 6636, Page 832, said Register's Office.

Subject to the flow of any creeks, streams, or branches across subject property.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

Restriction Amendments of record in Instrument No. 20220222-0019942 & Instrument No. 20220222-0019943, said Register's Office.

See plat of record in Instrument No. 20210521-0069685 for easements, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 115 Dry Creek Commons Dr, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Emma Kirkwood Date: 5/12/25

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Emma Kirkwood, the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/13/2025.

Affiant Signature

05/13/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/13/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

