WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292211 DEEDWARR
07/01/2025 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250701-0051631

File #25-TC-0620-P

(SEAL)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7/26/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 7/26/2028

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 (S)
Jennifer Lynn Christiansen	New Owner	
(NAME)	(NAME)	**075 16 0A 020.00**
620 Bayhill Ct.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

JEFFREY N. ANDERSON, AN UNMARRIED MAN,

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

JENNIFER CHRISTIANSEN,

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:

BEING Lot No. 56, on the Plan of FIRST REVISION, PHASE ONE, WALDEN WOODS, of record in Plat Book 9700, Page 909, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey N. Anderson, unmarried, by Warranty Deed from Frank Batson Homes, Inc, of record in Instrument No. 20010510-0048593, in the Register's Office of Davidson County, Tennessee, dated May 08, 2001 and recorded on May 10, 2001.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, PHASE ONE, WALDEN WOODS, as recorded in Plat Book 9700, Page(s) 909.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY PLAT, WALDEN WOODS, as recorded in Plat Book 8250, Page 972.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 11244, Page 105 as amended in Instrument No. 20221012-0112068 and amendment to bylaws recorded in Instrument No. 20060321-0032040; as Rules and Regulations recorded in Instrument No. 20250512-0037226.
* Stormwater Detention Agreement as set forth in instrument recorded in Book 11258, Page 790.
* Charter for Walden Woods Homeowners Association recorded as Instrument No. 20030318-0035838; as amended in Instrument No. 20030428-0056611.
* Common Open Space Deed recorded as Instrument No. 20050721-0085299.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **620 Bayhill Court, Hermitage, 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 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 25th day of June, 2025.

Jeffrey N. Anderson

Jeffrey N. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2025, before me personally appeared Jeffrey N. Anderson, 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 25th day of June, 2025.

Notary Signature
My commission expires:

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

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24347-DS

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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-30-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-30-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

