WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298061 DEEDWARR
07/16/2025 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250716-0056010

File #25-TC-2515-O

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES:

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)
Jordan Pelfrey-Weaver and Dalton Pelfrey-Weaver	**InterLinc Mortgage Services, LLC**	
(NAME)	(NAME)	**044 09 0C 195.00**
2515 Hanford Avenue	**5875 North Sam Houston Parkway West, Ste 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	**Houston, TX 77086**	
(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,

KAYLON HICKS, A SINGLE WOMAN,

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

JORDAN PELFREY-WEAVER AND DALTON PELFREY-WEAVER, A MARRIED COUPLE,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 195 of PHASE 3 ON THE PLAN OF ROWHOUSES AT ROBINSON ROAD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing PHASE 3 ON THE PLAN OF ROWHOUSES AT ROBINSON ROAD, a Horizontal Property Regime, of record in Instrument Number 20190423-037385, amended in Instrument nos. 20190627-0062402, Instrument no. 20200116-0005698, Instrument no. 202012030140753, Instrument no. 202100224-0022939, Instrument no. 20210825-0115036 and Attorney's Certificate in Instrument no. 20200406-0036201 and further amended in Instrument No. 20250203-0007844 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kaylon Hicks, a single woman, by Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument no. 20230731-0058752, in the Register's Office of Davidson County, Tennessee, dated July 28, 2023 and recorded on July 31, 2023.

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 HANES COMMERCIAL SUBDIVISION, as recorded in Plat Book 6200, Page 73.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument no. 20190423-0037385, amended in Instrument nos. 20190627-0062402, Instrument no. 20200116-0005698, Instrument no. 20201203-0140753, Instrument no. 202100224-0022939, Instrument no. 20210825-0115036 and Attorney's Certificate in Instrument no. 20200406-0036201 and further amended in Instrument No. 20250203-0007844.
* Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20091002-0091659; 20091002-0091660.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20190315-0023882 and 20210212-0020414.
* Easement for Highway Purposes, recorded in Book 4377, Page 391.
* Easement for Contract of Conveyance and Non-Exclusive Easement, recorded in Book 5861, Page 693.
* Easement for Water Mains and Appurtenances, recorded in Book 11008, Page 297.

* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument nos. 20011010-0110524; 20011010-0110526; 20011010-0110528;.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps and Appurtenances, recorded in Instrument no. 20190604-0053339.
* Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument no. 20230103-0000215.
* Easement for Public Right-of-Way, recorded in Instrument no. 20190723-0071867.
* Easement recorded in Book 6274, Page 436; Book 6392, Page 453; Book 8421, Page 436; Instrument Nos. 20020923-0115686; 20020923-0115687.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument no. 20210209-0018524.
* Charter for Rowhouse at Robinson Road Homeowners Association recorded as Instrument no. 20200206-0014175.
* Common Open Space Deed recorded as Instrument no. 20240422-0028718.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2515 Hanford Avenue, Old Hickory, TN 37138**.

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 14th day of July, 2025.

Kaylon Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2025, before me personally appeared Kaylon Hicks, 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 14th day of July, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of July, 2025.

Affiant Signature

Date 7/14/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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