


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 25

Notary Public
My commission expires: 9/27/26

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Rena Whittington** | **New Owner** | **149150B01100CO** |
| **1515 Bridgecrest Dr, Unit 220** | | |
| **Antioch, TN 37013** | | |

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,

**Timothy J Haymer, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rena Whittington, unmarried**

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 No. 220, Revised Plat of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Timothy J Haymer, by Warranty Deed from Sammy Said, unmarried, and Mina Said, unmarried, dated May 11, 2015, of record in Instrument No. 20150512-0043562, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sewer and/or Drainage Easement of record in Book 6881, Page 320 and Book 7453, Page 445, said Register's Office.

Sewer Easement (20'wide) along Westerly Boundary Line of record in Book 8795, Page 158, said Register's Office.

Storm Water Detention Agreement of record in Book 7632, Page 962, said Register's Office.

All matters shown on plan of record in Book 6900, Pages 561-562, and Plan Book 3, Page 26, said Register's Office.

Subject to the plat of record in Instrument Number 20040224-0020966, recorded in the official records of the Davidson County Recording Office.

Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, and Instrument No. 20030806-0112013; Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10343, Page 769; Register's Office for Davidson County, Tennessee.

Telephone Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 529; Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1299831 DEEDWARR
07/18/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250718-0056892

Grant of Easement of record in Instrument No. 20121114-0104688, said Register's Office.

Restriction Amendments of record in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961, Instrument No. 20160412-0034962, Instrument No. 20160412-0034963, Instrument No. 20160412-0034964, Instrument No. 20160502-0042419, Instrument No. 20160502-0042420, Instrument No. 20160502-0042421, Instrument No. 20160502-0042422, Instrument No. 20180607-0054595, Instrument No. 20190308-0021543, Instrument No. 20190308-0021544, Instrument No. 20220713-0080376, Instrument No. 20220713-0080377, and Instrument No. 20240126-0005347. See restriction (10332-1) amendment in Instrument No. 20190314-0023576, said Register's Office.

By-Law Amendment of record in Instrument No. 20180607-0054594, 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 1515 Bridgecrest Dr, Unit 220, Antioch, TN 37013.

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.

Timothy J Haymer Date: 7/12/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Timothy J Haymer, 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 18th day of July 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

Certificate of Authenticity

I, Drusilla Bryant, 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 7.18.25.

Drusilla Bryant
Affiant Signature

7.18.25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of July, 25.

Notary's Signature

My Commission Expires: 9/27/26

Notary's Seal

