WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321736 DEEDWARR
09/15/2025 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250915-0073290

File #25-TL-0653-COMP

(SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 9-5-2028

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)
Joe Ella Darby	New Owners	
(NAME)	(NAME)	**025 08 0A 114.00**
653 Exmoor Dr.		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(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,

ANDREW ROBERT DELAFONTAINE AND WAVERLY DELINA DELAFONTAINE, HUSBAND AND WIFE,

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

JOE ELLA DARBY,

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:

Land in Davidson County, Tennessee, being Lot No. 114 on the Final Plat, PARKVIEW PRESERVE, PHASE 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference if hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew Robert Delafontaine and Waverly Delina Delafontaine, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20211011-0136429, in the Register's Office of Davidson County, Tennessee, dated October 07, 2021, and recorded on October 11, 2021.

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 PARKVIEW PRESERVE, PHASE 2, as recorded in Instrument No. 20191112-0116375.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. W. HARRIS SUBDIVISION OF PART OF CLARK HOME PLACE, as recorded in Plat Book 547, Page 46.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIGHT OF WAY DEDICATION, as recorded in Instrument No. 20130110-0003257.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190503-0041704, as amended in Instrument No. 20200108-0002728 and Supplemented in Instrument No. 20200706-0072345.
* Easement for Sanitary Sewers, recorded in Book 5195, Page 443.
* Easement for Ingress-Egress, recorded in Instrument No. 20130118-0006195.
* Easement recorded in Book 2014, Page 308; Book 3164, Page 487; Book 3255, Page 507; Book 6113, Page 624.
* Inspection and Maintenance Agreement of Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180629-0062942.
* Charter for Parkview Preserve Homeowners Association, Inc. recorded as Instrument No. 20190418-0035627.
* Common Open Space Deed recorded as Instrument Np. 20220223-0020614.
* That certain Deed of Trust recorded in Instrument number 20211011-0136430 in the records of the Office of the Clerk and Recorder in the County of Davidson, State of Tennessee, and which evidences the indebtedness which Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration, Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This liability to the Department of Veterans Affairs in under authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure or real property.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **653 Exmoor Drive, 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 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 27th day of August, 2025.

Andrew Robert DeLafontaine

Waverly Delina DeLafontaine

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Boulder

On this 27th day of August, 2025, before me personally appeared Andrew Robert DeLafontaine, 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 27th day of August, 2025.

Notary Signature
My commission expires: 7.9.2029
STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Boulder

CHRISTINA GOODMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #19944016149
My Commission Expires 7/9/2029

On this 27th day of August, 2025, before me personally appeared Waverly Delina DeLafontaine, 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 27th day of August, 2025.

Notary Signature
My commission expires: 7.9.2029

CHRISTINA GOODMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #19944016149
My Commission Expires 7/9/2029

Certificate of Authenticity

I, Holly A. Mason, 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 August 27, 2025.

Affiant Signature

8/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of August, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY