WARRANTY DEED

Karen Johnson Davidson County
Batch # 1403486 DEEDWARR
04/08/2026 02:35:44 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20260408-0028529

B-ELAM-26-192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Andrew Carney Patricia A. Carney and John Patrick Carney	**Neighborhood Loans, Inc.**	
(NAME) **192 Antler Ridge Cir**	(NAME) **1333 Butterfield Road - Suite 600**	**122 01 0A 475.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Downers Grove, IL 60515**	
(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, **CONNOR GRAEVES, AN UNMARRIED MAN AND SCOTT V. GRAEVES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN ANDREW CARNEY, A SINGLE MAN AND PATRICIA A. CARNEY AND JOHN PATRICK CARNEY, WIFE AND HUSBAND,** 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 Unit No. 64 in WOODLAND POINT, PHASE X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement"); the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration" , to which reference is hereby made.

Being the same property conveyed to Connor Graeves, an unmarried man and Scott V. Graeves, a married man by Warranty Deed from Shelley Hix, married of record in Instrument No. 20160119-0004986 in the Register's Office of Davidson County, Tennessee, dated January 15, 2016, and recorded on January 19, 2016.

This is not now, nor has ever been, the marital residence of Scott V. Graeves.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY CONSOLIDATION PLAT OF LAKESIDE, as recorded in Book 11700, Page 66.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT WOODLAND POINT PHASE I FIRST REVISION, as recorded in Instrument No. 20000713-0069314.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001011-0101044; as amended by First Supplementary as recorded in Instrument No. 20020725-0089575; as further amended by Second Supplementary as recorded in Instrument No. 20020904-0107261.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20000607-0056981.
- Easement for Right-of-way, recorded in Book 8332, Page 982.
- Easement for Sanitary Sewers And/or Storm Drainage, recorded in Instrument No. 200004190039023.
- Easement for Right of Way, recorded in Instrument No. 20180611-0055673.
- Landscape Agreement as set forth in instrument recorded in Instrument No. 200006120058346.

- Charter for Woodland Point Townhouse Corporation recorded as Instrument No. 20001013-0102000.
- Charter for Woodland Point Master Association, Inc., recorded as Instrument No. 20020222-0022863.
- By Laws for Woodland Point Master Association, Inc., recorded as Instrument No. 20080104-0001237; as first amended record in Instrument No. 20080521-0052236 and as second amended record in Instrument No. 20120518-0043315.
- Common Open Space Deed recorded as Instrument No. 20001205-0119722.
- Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in WOODLAND POINT, PHASE X, nor any proof that they are publicly maintained.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **192 Antler Ridge Cir, Nashville, Tennessee 37214**.

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 7th DAY OF APRIL, 2026.

Connor Graeves

Scott V. Graeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNOR GRAEVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT V. GRAEVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212