Davidson County DEEDQC
Recvd: 08/30/17 12:56 4 pgs
Fees:22.00 Taxes:0.00
20170830-0089260

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
320 SEVEN SPRINGS WAY, #250
BRENTWOOD, TENNESSE 37027
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
July 11, 2021

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a trust.

Affiant

Subscribed and sworn to before me, this 15th day of August 2017.

Notary public

My commission Expires: July 11, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Brian M. Carpenter Sherri L. Carpenter 2134 Kirkwall Drive Nolensville, TN 37135	Brian M. Carpenter Sherri L. Carpenter 2134 Kirkwall Drive Nolensville, TN 37135	187-9-A-278CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Brian M. Carpenter and wife, Sherri L. Carpenter, the Grantors, do hereby quitclaim, transfer and convey unto Brian M. Carpenter and Sherri L. Carpenter, Trustees of the Brian and Sherri Carpenter Living Trust dated August 15, 2017, assign all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 278, as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details

Tennessee Certification of Electronic Document

I, Arica J. Torres, do hereby make other that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Arica J. Torres, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: July 11, 2021.



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731

Being a part of the same property conveyed to Brian M. Carpenter and his wife, Sherri L. Carpenter, by Deed from Regent Homes LLC, a Tennessee limited liability company, filed for record on April 8, 2016, of record in Instrument No. 201604080033944, in the Register's Office for Davidson County, Tennessee.

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.

2. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq. of record in Book 8844, page 881 and 884 and Instrument No. 20090730-0071373, Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record in as Instrument No. 20130717-0074035, Register's Office for Davidson County, Tennessee, together with the By-Laws for the Burkitt Village Homeowners Association, Inc, attached as Exhibit "C" therein to which reference is hereby made for more particulars as if copied verbatim.

4. Charter of Burkitt Village Homeowners Association, Inc., of record as Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.

5. First Supplement to Declaration of Covenants, Conditions, and Restrictions for Burkitt Village of record in Instrument No. 20140310-0020071, said Register's Office.

6. Second Supplement to Declaration of Covenants, Conditions, and Restrictions for Burkitt Village of record in Instrument No. 2014081-0073542, said Register's Office.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20121029-0098753, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No 20130724-007630, Register's Office for Davidson County, Tennessee.

9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as 2134 Kirkwall Drive, Nolensville, Tennessee 37135

Grantor conveys that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever 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 hand this 15th day of August 2017.

Brian M. Carpenter, Grantor

Sherri L. Carpenter, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Brian M. Carpenter and Sherri L. Carpenter, Grantors, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: July 11, 2021.

