RETURNED TO:

PREPARED BY:
BANKERS TITLE & ESCROW
MARYLAND WAY, SUITE
WOOD, TN 37027

Karen Johnson Davidson County
Batch# 411523 DEEDWARR
06/08/2020 12:09:39 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20200608-0058531

WARRANTY DEED

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-19-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joanne Fuller	New Owner	
(NAME)	(NAME)	
834 Battle Road		187-00-0-093.00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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 considerations, the receipt of which is hereby acknowledged, We, **Jeremy Covert and Mary Beth Covert, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joanne Fuller and Gregory Fuller, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in the 5th Civil District of Davidson County, Tennessee, bounded on the north by Tract 3 of this survey; on the east by property of Andy Burkitt (Tax Map 187 Parcel 21), on the south by the center line of Battle Road and on the west by Tract #2 of this survey.

Beginning at a nail in the center line of Battle Road being the SW corner of property of Andy Burkitt and the SE corner of this tract; thence with the center line of Battle Road, N 88 deg 13' 30" W 293.63 feet to a nail being the SW corner of this tract; thence leaving road with the easterly line of Tract #2 of this survey, N 3 deg. 00' E 405.76 feet to a pin and N 14 deg. 38' 50" E 326.0 feet to a pin being the NW corner of this tract; thence with the southerly lines of Tract #3 of this survey, N 55 deg. 44' 53" E 225.0 feet to a pin and S 83 deg. 08' E 50.0 feet to a pin in fence line being the NE corner of this tract thence with the westerly line of Andy Burkitt (fenced), S 3 deg 04' W 210.0 feet to a pin in the fence line and S 3 deg. 04' W 641.6 feet to the beginning, containing 5.06 acres, more or less, according to survey of Robert E. Francis, dated August 27, 1985.

Included in and lying along the entire westerly and northerly lines of this tract is a 25 ft wide easement for ingress and egress for a private road, and the laying and maintenance of a water line.

Being the same property conveyed to Jeremy Covert and Mary Beth Covert, husband and wife by Warranty Deed dated 02/17/2017 from Laura A. Filingo, unmarried of record in Instrument 201702210017562, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) Declaration of Restrictive Covenants of record in Book 6653, Page 27, as amended of record in Instrument 201703300031054, (2) Land Owners Association and Private Roadway Easement of record in Book 6653, Page 29, (3) Ingress-egress, private road and water line easement as set forth

in Deeds of record in Book 6653, Page 37, Book 9865, Page 482, Instrument 201309260101215 and Instrument 201702210017562, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 834 Battle Road, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 4th day of June, 2020.

Jeremy Covert

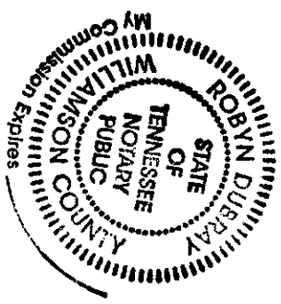
Mary Beth Covert

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy Covert and Mary Beth Covert, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of June, 2020.

Notary Public:
My Commission Expires: 2/15/2021



RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129