WARRANTY DEED

Karen Johnson Davidson County
Batch# 458705 DEEDWARR
08/18/2020 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,605.80
20200818-0092562

MST 2020-1276

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$434,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Bernardi	New owner	186-04-0A-[illegible]
(NAME)	(NAME)	
8425 Danbrook Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/ WE, **Betty Ann Morin, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Bernardi and Jessica Bernardi,** 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 Lot No. 295 on the Plan of Final Plat of Burkitt Place, Phase 2E "Cluster Lot Subdivision" PUD, of record in Plat at Instrument No. 20070806-0093146 and amended at Instrument No. 20080919-0095822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aubrey Nicholson, a single woman by Warranty deed from Jonathan D'Agostino and Jade D'Agostino of record in Instrument No. 20170321-0027362 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 21, 2017.

Being the same property conveyed to Betty Ann Morin by Warranty deed from Aubrey Nicholson NKA Aubrey Holland, married woman of record in Instrument No. 20191018-0106976 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 18, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20070806-0093146 and amended in Instrument No. 20080919-0095822, Register's Office of Davidson County, Tennessee. PUD Boundary of record in Instrument Number 20050920-0113225, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060306-0025388, Instrument No. 20070202-0014304 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee. Restrictive covenants of record in Book 3845, Page 754, Book 4166, Page 667 and Book 4179, Page 811, amended at Instrument No. 20180926-0095460, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 3845, Page 789, in the Register's Office for Davidson County, Tennessee. Easement and Contribution Agreement of record in Book 3657, Page 344, in the Register's Office for

Davidson County, Tennessee. Charter for HOA of record in Book 4244, Page 871, in the Register's Office for Davidson County, Tennessee. Greenbelt of record in Book 8881, Page 778, in the Register's Office for Davidson County, Tennessee. Ingress and Egress to Cemeter of record in Book 112, Page 184, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for Common Areas to HOA of record in Instrument Number 20071220-0145868, in the Register's Office for Davidson County, Tennessee.

This property, known as 8425 Danbrook Drive, 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 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 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 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.

Witness my/our hand(s) this 11 DAY OF August, 2020.

Betty Ann Morin

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Betty Ann Morin, 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 and official seal at office, this _____ day of August, 2020.

_____
Notary Public

My commission expires: _____

(SEAL)

See Attached Notary Acknowledgment Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On August 11, 2020 before me, Elena C. Herrmann, Notary Public
(insert name and title of the officer)

personally appeared BETTY ANN MORIN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ELENA C. HERRMANN
Notary Public - California
San Mateo County
Commission # 2239668
My Comm. Expires May 23, 2022

True Copy Certification

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or 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, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY