Karen Johnson Davidson County
Batch# 500256 DEEDWARR
10/22/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,374.55
20201022-0122850

WARRANTY DEED

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,500.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Emily Dudley
Notary Public

MY COMMISSION EXPIRES: 09-02-2024
(AFFIX SEAL)

G-BL-20-4044

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)
Terry Welborn and Debra Welborn	RELIANT BANK	
(NAME) **4044 Liberton Way**	(NAME) PO Box 840	**187-09-0A-145.00-CO**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS) LAKEWOOD, NJ 08701	
(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, **JUSTIN L. DAVIDSON AND EMILY S. HAWARAH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRY WELBORN AND DEBRA WELBORN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Phase Eight, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170816-0084229, 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 Justin L. Davidson and Emily S. Hawarah, husband and wife by Warranty deed from Kashani Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180816-0081143 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 16, 2015.

Being also known as 4044 Liberton Way Nolensville, Tennessee 37135.

This conveyance is subject to:
• Taxes for the year 2021, a lien due and payable, but not delinquent.
• Subject to all matters shown on the Plan of record as Instrument Number 20170816-0084229, Register's Office of 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 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130- 0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No.20171108-0114807 and Instrument No. 20180622-0060478 and Instrument No. 20181204-0118306, Book 5983, Page 685, Book 6253, Page 443, Book 6387, Page 867, Book 6898, Page 31, Book 6898, Page 495, Book 6938, Page 38, book 6940, Page 463, Book 6940, Page 458, Book 7118, Page 894, Book 7135, Page 746, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Deed of Conveyance for Open Space of record in Instrument Number 20171108-0114808, in the Register's Office for Davidson County, Tennessee.
• Easement to Global Signal of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20121029-0098753 and Instrument No. 20130724-0076308 and Instrument No. 20131216-0126751, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
• Ingress, Egress and Utility Easement of record in Instrument Number 20121218-0116523, in the Register's

Office for Davidson County, Tennessee.
• Sanitary Sewer Easement of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
• Lease Agreement of record in Book 10424, Page 22, Book 6288, Page 837, Assignment of Lease in 20010724-0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-003995, Instrument No. 20051031-0131235, re-recoded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4044 Liberton Way, Nolensville, Tennessee 37135**.

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 16th DAY OF OCTOBER, 2020.

Justin L. Davidson

Emily S. Hawarah

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN L. DAVIDSON, 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 16th of October, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY S. HAWARAH, 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 16th of October, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022