Karen Johnson Davidson County
Batch# 533086 DEEDWARR
12/14/2020 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,417.10
20201214-0147064

WARRANTY DEED

DIANA K CALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $383,000.00.

Affiant

Subscribed and sworn to me on December 10, 2020.

NOTARY PUBLIC

My Commission Expires: 9-6-22

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34030

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimberly Rosen 756 Westcott Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187-5-A-062 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Johnnie R. Timms, an unmarried woman and Kristen D. Ashley, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kimberly Rosen, unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 62, as shown on the plan of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnnie R. Timms, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20160524-0052086, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Johnnie R. Timms, an unmarried woman and Kristen D. Ashley, a unmarried woman, as tenants in common with right of survivorship, by Quitclaim Deed from Johnnie R. Timms, an unmarried woman, of record as Instrument No. 20180611-0055874, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2021 and subsequent taxes are assumed by the Grantee.
2. Subject to Declaration of Restrictive and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20130514-0078379, in the Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record as Instrument No. 20140110-0002949, as amended by the First Supplement of record as Instrument No. 20150908-0091208, as amended by Second Supplement of record in Instrument No. 20160126-0007545, as amended by Third Supplement of record in Instrument No. 20170118-0005499, as amended by Fourth Supplement of record in Instrument No. 20170925-0097954 in the Register's Office for Davidson County, Tennessee.
4. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
5. Subject to the rights of others in and to the common areas.
6. 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 property is also known as improved property located at 756 Westcott Lane, Nolensville, TN 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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 10th day of December, 2020.

Johnnie R. Timms

Kristen D. Ashley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Johnnie R. Timms and Kristen D. Ashley 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.

Witness my hand and official seal on December 10, 2020.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, W. Reid Solomon, a notary public for this county and state,
Notary's Name

Benjamin Seamon, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(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

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