Karen Johnson Davidson County
Batch# 570515 DEEDWARR
02/08/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210208-0017986

STATE OF Tennessee
COUNTY OF ~~Sumner~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of ~~February~~, 2021.

Notary Public
MY COMMISSION EXPIRES: 8.20.2023
File No. 21-1150

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeremiah Burns and Amanda Imperato (NAME)	Mortgage Research Center, LLC dba Veterans United Home Loans (NAME)	25-8-A-44 CO
114 Wicklow Drive (STREET ADDRESS)	1400 Veterans United Drive (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Columbia, MO 65203 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Stephen Joshua Willliams, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremiah Burns and Amanda Imperato, husband and wife,** 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. 44 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument Number 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen Joshua Willliams, a married man by Special Warranty Deed dated August 30, 2019 from NVR, Inc., recorded September 3, 2019, in Instrument Number 20190903-0088182, in the Register's Office of Davidson County, Tennessee.

The property being conveyed herein is not the marital residence of the Grantor and/or his spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restrictions of record in Instrument Number 20190503-0041704, Instrument Number 20200108-0002728, Instrument Number 20200706-0072345, recorded in the Register's Office of the Davidson County, Tennessee, Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20190415-0034123, Register's Office for Davidson County, Tennessee.

3. Subject to Boundary Plats in Book 547, Page 46 and Instrument Number 20130110-0003257, Register's Office for Davidson County, Tennessee.

4. Subject to Inspection and Maintenance Agreement of Private Stormwater Management Facilities in Instrument Number 20180629-0062942, Register's Office for Davidson County, Tennessee.

5. Subject to Charter of HOA in Instrument Number 20190418-0035627, Register's Office for Davidson County, Tennessee.

6. Subject to Right of Way Easements in Book 2014, Page 308, and Book 3164, page 487, Register's Office for Davidson County, Tennessee.

7. Subject to Easements of record in Book 3255, Page 507, and Book 6113, page 624, Register's Office for Davidson County, Tennessee.

8. Subject to Ingress/Egress Easement in Instrument Number 20130118-0006195, Register's Office for Davidson County, Tennessee.

9. Subject to Sanitary Sewer Easement in Book 5195, Page 443, Register's Office for Davidson County, Tennessee.

10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 114 Wicklow Drive, Goodlettsville, TN 37072.

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. 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/our hand(s) this 5th day of February, 2021.

Stephen Joshua Willliams

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of February, 2021, before me personally appeared Stephen Joshua Willliams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of February, 2021.

Notary Signature
My commission expires: 6/20/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY