Karen Johnson Davidson County
Batch# 585264 DEEDWARR
03/05/2021 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,537.35
20210305-0029103

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115343

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2021.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen B. Carmichel 1208 Duns Lane Nolensville, TN 37135	Same address as new owner	187090A31900CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifteen Thousand Five Hundred and 00/100 Dollars ($415,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GREGORY FROST AND DARLA J. FROST, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KRISTEN B. CARMICHEL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 319, on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, 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 Gregory Frost and Darla J. Frost, husband and wife from Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 08/01/2019 and recorded 08/02/2019 in Instrument No. 20190802-0076828, Register's Office of said County.

Being part of the same property previously conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership), by Special Warranty Deed dated 01/03/2017 and recorded 01/05/2017 in Instrument No. 20170105-0001405, Register's Office of said County.

The address of the herein described property is believed to be 1208 Duns Lane, Nolensville, TN 37135, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of February, 2021.

Gregory Frost
GREGORY FROST

Darla J. Frost
DARLA J. FROST

STATE OF New York
COUNTY OF Cayuga

Personally appeared before me, a Notary Public, Gregory Frost and wife, Darla J. Frost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of February, 2021.

PETER FOUNTAIN
Notary Public, State of New York
Reg. No. 01FO6386962
Qualified in Monroe County
Commission Expires 02/04/2023

Peter Fountain
Notary Public

Peter Fountain
Printed Notary Name

My commission expires: 2/4/2023

True Copy Certification

I, **Jennifer L. Pennell**, 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, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022