Karen Johnson Davidson County
Batch# 616198 DEEDWARR
04/16/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210416-0050885

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 210333863**

J CARLA IKARD
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: $430,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2021.

Notary Public
My Commission Expires: 1-3-23

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Stephanie M Holmes<br>4006 Liberton Way<br>Nolensville TN 37135 | Stephanie M Holmes<br>1216 Churchill Road Apt 101<br>Mahomet, IL 61853 | Tax Parcel ID No.<br>187-09-0A-241.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Noel Blower, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie M Holmes, unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Burkitt Village SP Subdivision Phase 9 Section 2 of record in Plat at Instrument No. 20180208-0012957, 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 Katherine Noel Blower, an unmarried woman by Warranty deed from Regent Homes LLC, a Tennessee limited liability company of record in Instrument No. 20181130-0117138 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on November 30, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20180208-0012957, 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, as amended in Instrument Number 20140310-002071, 20140814-0073542, 20150227-001702, 20161118-0122034, 20161118-0122035, 20161118-0122036, 20161130-0125372, 20161130-0125373, 20170504-0044438, 20170720-0073493, 20170720-0073494, 20171108-0114807 and 20180622-0060478 (Supplement for Phase 9, Section 2), 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.

Charter of HOA of record in Instrument Number 20121213-0114972, 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.

Easement Agreement of record in Book 10424, Page (s) 22 and 26, in the Register's Office for Davidson County, Tennessee.

Ingress and 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.

Inspection and Maintenance for Private Stormwater of record in Instrument Number 20121029-0098753 and Instrument No. 20130724-0076308, in the Register's Office for Davidson County, Tennessee.

Assignment of Lease of record in Instrument Number 20010724-0078138, Instrument No. 20140509-0039933 and Instrument No. 20140509-0039935, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4006 Liberton Way Nolensville TN 37135

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor warrants this instrument is effective as of the 13th day of April, 2021.

Katherine Noel Blower

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Noel Blower, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2021.

Notary Public
My Commission Expires: 3-13-2022

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

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

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)