| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 210334290** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $438,050.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of April, 2021.<br><br>Notary Public<br>My Commission Expires: 1/26/25 |

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson Davidson County
Batch# 626163 **DEEDWARR**
04/30/2021 10:03:03 AM 2 pgs
Fees: $13.00 Taxes: $1,620.79

20210430-0058090

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jon R. Cleveland and Ethel S. Cleveland<br>2136 Kirkwall Drive<br>Nolensville TN 37135 | Send Tax Bills To:<br>new owner | Tax Information:<br>Tax Parcel ID No.<br>187-09-0A-277.00-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, **Tracy B. Ellis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon R. Cleveland and Ethel S. Cleveland, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Phase One, Section Two, Burkitt Village SP Subdivision of record in Plat at Instrument No. 20141002-0090861, 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 Tracy B. Ellis, unmarried by Warranty deed from Shirley J. Richmond, unmarried of record in Instrument No. 20190828-0086541 Register's Office for Davidson County, Tennessee, dated August 26, 2019 and recorded on August 28, 2019.

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 in Instrument No. 20141002-0090861, 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 No. 20130717-0074035, amended and supplemented in Instrument No. 20140310-0020071, Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494 and Instrument No. 20171108-0114807 and Instrument No. 20180622-0060478, 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 the Burkitt Village HOA of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20121029-0098753, in the Register's Office for Davidson County, Tennessee.
Greenbelt for tax assessment of record in Instrument No. 20090730-0071373 and Book 8844, Pages 881 and 884, in the Register's Office for Davidson County, Tennessee.
Easement to Global Signal of record in Instrument No. 20140509-0039932, 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, assigned in Instrument No's. 20010724-0078137, 20051031-0131235, 20051107-0134543, 20140509-0039933 and 20140509-0039935, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer and/or storm drainage easement of record in Instrument No. 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
Ingress, Egress and Utility Easement of record in Instrument No. 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20130724-0076308, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2136 Kirkwall Drive 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 has executed this instrument on this 28th day of April, 2021.

Tracy B. Ellis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy B. Ellis, 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 28th day of April, 2021.

Notary Public
My Commission Expires: 5/3/2021

Jennifer M. Council
State of Tennessee Notary Public
Davidson County
My Commission Expires May 3, 2021