WARRANTY DEED

File #2021043685

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Katherine B Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2021.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 630825 DEEDWARR
05/06/2021 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20210506-0061269

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Lynn Deaton, Trustee of the revised and restated trust agreement for Alice Adelaide Toole U/A/D 6/14/1994 Revised and Restated on September 8, 2014	NOW Owner	186-04-0B-013.00-CO
(NAME)	(NAME)	
7824 Kemberton Drive W	7824 Kemberton Drive W	
(ADDRESS)	(ADDRESS)	
Nolensville, TN. 37135	Nolensville, TN. 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/WE, **Rhett Bochette, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Lynn Deaton, Trustee of the revised and restated trust agreement for Alice Adelaide Toole U/A/D 6/14/1994 Revised and Restated on September 8, 2014,** 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 Unit No. 13 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Rhett Bochette, a single man by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20071102-0129527 Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 02, 2007. (Value of consideration shown in aforementioned deed $211,178.00.) Being also known as 7824 Kemberton Drive West 13 Nolensville, Tennessee 371354029.

This conveyance is subject to: 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 20070125-0010028, corrected in Instrument Number 20070214-0018953, Register's Office of Davidson County, Tennessee.; Subject to all matters shown on the Boundary Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee.; The premises herein insured is a townhome established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Protective Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of The Village of Burkitt Place of record in Instrument Number 20070207-0016043, as amended in Instrument Number 20070208-0016738, and in Instrument Number 20060306-0025388, as amended in Instrument Number 20070202-0014304 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.; First Amendment ot By-Laws of Burkitt Place Homeowner's Association of record in Instrument Number 20180926-0095460, in the Register's Office for Davidson County, Tennessee.; Charter of The Village of Burkitt Place Owner's Association, Inc. of record in Instrument Number 20070206-0015779, in the Register's Office for Davidson County, Tennessee.; Assignment of Developer's Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreement of record in

20060427-0048083, in the Register's Office for Davidson County, Tennessee.; Inspective and Maintenance Agreement of record in Instrument Number 20070724-0087659, in the Register's Office for Davidson County, Tennessee.; Sanitary Sewers

and/or Storm Drainage Agreement of record in Instrument Number 20070724-0087694, in the Register's Office for Davidson County, Tennessee.; Easement Agreement of record in Instrument Number 20050816-0096915 and in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee.; Right-of-Way Easement of record in Instrument Number 20061109-0139669, in the Register's Office for Davidson County, Tennessee..

unimproved ☐
This is improved ☒ property, known as **7824 Kemberton Drive West, Nolensville,TN,37135-4029**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 3rd day of May, 2021.

Rhett Bochette

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Rhett Bochette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 3rd day of May, 2021.

Commission expires:

8/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Momentum Title, LLC
131 Saundersville Road # 130
Hendersonville TN 37075

6-11899-RL

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

