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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210334283** Karen Johnson Davidson County Batch# 647557 **DEEDWARR** 06/02/2021 11:36:37 AM 2 pgs Fees: $13.00 Taxes: $1,368.63 20210602-0073823	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $369,900.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2021. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kimberley A. Bubnis 604 Heck Lane Nolensville TN 37135	New Owner	Tax Parcel ID No. 186-03-0A-112.00-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, **Steven Pohler and Danna Pohler, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kimberley A. Bubnis , single 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. 112 on the Plan of Final Plat of Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, 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 Steven Pohler and Danna Pohler, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200622-0066217 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020.

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 Plat at Instrument No. 20181116-0112828, Register's Office for 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 20180202-0010924, as amended in Instrument Number 20190321-0025835, as Supplemented and Amended for Annexing Burkitt Commons, Phase II of record in Instrument Number 20191219-0131322, 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 for HOA of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.

Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.

Easement for Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050908-0108101, Instrument No. 20170919-0095932, Instrument No. 20171030-0110845 and Instrument No. 20171030-0110846, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170308-0022983, Instrument No. 20171030-0110866 and Instrument No. 20171030-0110871,, in the Register's Office for Davidson County, Tennessee.
Grant of Overhead Line Easement of record in Instrument Number 20060816-0100824, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 604 Heck Lane 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, Grantors warrant this instrument is effective as of the 28th day of May, 2021.

Steven Pohler

Danna Pohler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 26th day of May, 2021.

Notary Public
My Commission Expires

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022