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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434460** Karen Johnson Davidson County Batch# 653476 DEEDWARR 06/10/2021 10:09:51 AM 2 pgs Fees: $13.00 Taxes: $1,850.00 20210610-0078124	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2021. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Michelle Kalchik and Andrew James Kalchik 416 Marlowe Court Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-483.00-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, **Jeffrey L. Reiner and Lizbeth J. Reiner, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Michelle Kalchik and Andrew James Kalchik, 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. 483 on the Plan of Final Plat of Burkitt Place, Phase 2-I of record in Plat at Instrument No. 20130215-0015586, 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 Jeffrey L. Reiner and Lizbeth J. Reiner, husband and wife by Warranty deed from Celebration Homes LLC, a Tennessee limited liability company of record in Instrument No. 20150505-0040972 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 05, 2015.

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. 20130215-0015586, Register's Office for Davidson County, Tennessee.

Subject to all matters on Boundary Plat of record in Instrument No. 20050920-0113225, in the 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 No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Instrument No. 20070207-0016043, Instrument No. 20070208-0016738, Instrument No. 20120106-0001500 and Instrument No. 20150714-0068441, 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.

Quitclaim Deed for Homeowners Association of record in Instrument No. 20170120-0006761, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement of record in Instrument No. 20070724-0087659, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage Agreement of record in Instrument No. 20070724-0087694, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument No. 20050816-0096915, and Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
Right-of-Way Easement of record in Instrument No. 20060607-0067534 and Instrument No. 20061109-0139669, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Instrument No. 20050908-0108101, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 416 Marlowe Court 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 have executed this instrument on this 8th day of June, 2021.

Jeffrey L. Reiner

Lizbeth J. Reiner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey L. Reiner and Lizbeth J. Reiner, 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 8th day of June, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021