:D BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 660361 DEEDWARR
06/21/2021 08:36:10 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210621-0082983

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2021.

Notary Public

My commission expires: 12-08-24

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Wilson	Better Mortgage Corp. 3 World Trade Center	186-03-0A-178.00-CO
118 Burkitt Commons Ave	175 Greenwich St. 59th Floor	
Nolensville, TN 37135	New York, New York 10007	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cole Scott Childress, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David Wilson, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Final Plat, Burkitt Commons, Phase I of record in Plat at Instrument No. 20180119-0006002, 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 Cole Scott Childress, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190416-0034835 Register's Office for Davidson County, Tennessee.

This is improved property known as **118 Burkitt Commons Ave, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of June, 2021.

Cole Scott Childress

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Cole Scott Childress, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of June, 2021.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 21-000147-524