Karen Johnson Davidson County
Batch# 688239 DEEDWARR
08/02/2021 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,030.00
20210802-0103352

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Nashville Investment, Inc.
212 South Horton Parkway
Chapel Hill, TN 37034

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP: **183**
PARCEL: **194.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **BURKITT STATION LAND, a joint venture,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **NASHVILLE INVESTMENT, INC., a Tennessee corporation,** hereinafter called the "GRANTEE, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 2, Final Plat, VINTAGE AT BURKITT STATION SUBDIVISION, Lots 1, 2 & 3, according to plat and survey of same appearing of record in Instrument No. 20160413-0035391, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Burkitt Station Land, a joint venture, by Quitclaim Deed dated April 8, 2016, of record in Instrument No. 20160422-0039218, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters per plat of record in Instrument No. 20160413-0035391; a Reciprocal Easement and Maintenance Agreement with restrictive covenants at Vintage At Burkitt Station Subdivision of record in Instrument No. 20160422-0039220; Grant of Easement of Comcast of Nashville I, LLC, of record in Instrument No. 20161021-0111272; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9554, page 490; and waterline easement of record in Book 3617, page 223, and Book 4792, page 339, said Register's Office.

The captioned property is subject to restrictive covenants for stormwater facilities and systems of record in Instrument No. 20160321-0026682, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

Grantee shall pay for 2021 real estate taxes when due.

This is unimproved property located off of Old Hickory Boulevard, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 ITS HAND this 28 day of July, 2021.

BURKITT STATION LAND,
a joint venture

KI BURKITT STATION LAND, LLC, Partner
a Tennessee limited liability company

BY: _____
TIMOTHY G. KEACH,
Chief Manager

_____
JAMES M. O'BRIEN III, Partner

TERI W. NICHOLSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

BEFORE ME, the undersigned authority of the State and County aforesaid, personally appeared **Timothy G. Keach** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a **Chief Manager** of **KI Burkitt Station Land, LLC, a partner of Burkitt Station Land, a joint venture,** the within named bargainor, and that he as such authorized Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of KI Vintage Burkitt Station Land, LLC, as such authorized Chief Manager.

WITNESS MY HAND and official seal at office on the 28 day of July, 2021.

_____
NOTARY PUBLIC
My commission expires
8/22/22

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public for said County and State, **James M. O'Brien III,** the within-named bargainor, **a partner of Burkitt Station Land, a joint venture,** 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.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this 30th day of July, 2021.

TERI W. NICHOLSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 8/22/22

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$818,920.00.**

_____
AFFIANT

SUBSCRIBED AND SWORN TO before me on this 28 day of July, 2021.

TERI W. NICHOLSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 8/22/22

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/28/21 (date of document).

Affiant Signature

7/30/21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of July, 2021.

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3/15/2025