WARRANTY DEED

Karen Johnson Davidson County
Batch# 689777 **DEEDWARR**
08/04/2021 11:07:13 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210804-0104741

Prepared by:
ecord and Return To:
an and Rosenthal Title, Inc
rton Hills Blvd., Suite 130
Nashville, TN 37215

B-ELAM-21-733

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

KB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Spencer Conrad Roland Cuthbert and Asya Nicole McNeal	NEW OWNER	
(NAME) **733 Meadowcroft Lane**	(NAME)	**186-04-0A-206.00-CO**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERALD WELCH AND WIFE, ALICE WELCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER CONRAD ROLAND CUTHBERT, UNMARRIED AND ASYA NICOLE MCNEAL, UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 232 as shown on the Final Plat Revision of Burkitt Place, Phase 2-E, Lots 184,229,230,232 thru 238, 261 and 291 thru 294, of record as Instrument No. 20090902-0082756, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerald Welch and wife, Alice Welch by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20100831-0069219 Register's Office for Davidson County, Tennessee, dated August 30, 2010 and recorded on August 31, 2010.

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 in Plat at Instrument No. 20090902-0082756, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20070806-0093146, Register's Office of Davidson County, Tennessee.
• PUD Boundary of record in Instrument Number 20050920-0113225, in the Register's Office for Davidson County, Tennessee.
• Restrictive covenants of record in Book 3845, Page 754, Book 4166, Page 667 and Book 4179, Page 811, 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 Number 20060306-0025388, Instrument No. 20070202-0014304 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 3845, Page 789, in the Register's Office for Davidson County, Tennessee.
• Easement and Contribution Agreement of record in Book 3657, Page 344, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Book 4244, Page 871, in the Register's Office for Davidson County, Tennessee.
• Greenbelt of record in Book 8881, Page 778, in the Register's Office for Davidson County, Tennessee.
• Ingress and Egress to Cemeter of record in Book 112, Page 184, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed for Common Areas to HOA of record in Instrument Number 20071220-0145868, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
• Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Davidson

County, Tennessee.
• Easement Agreement of record in Book 3855, Page 402, in the Register's Office for Davidson County, Tennessee.
• Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
• Easement to United Telephone Company of record in Book 3940, Page 211, in the Register's Office for Davidson County, Tennessee.
• Easement to United Telephone Company of record in Instrument Number 20060607-0067543, in the Register's Office for Davidson County, Tennessee.
• Assignment of Developer Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **733 Meadowcroft Lane, Nolensville, Tennessee 37135**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF AUGUST, 2021.

Gerald Welch

Alice Welch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD WELCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2021.

Notary Public
My Commission Expires: 5·2·22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE WELCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2021.

Notary Public
My Commission Expires: 5·2·22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY