Karen Johnson Davidson County
Batch# 693893 DEEDWARR
08/10/2021 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.57
20210810-0107615

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,155.00

Christine Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day August 2021.

Kelsie Holloway
Notary Public

MY COMMISSION EXPIRES: 5-18-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christine Cook	SWBC Mortgage Corp.	187-09-0-A-208.00CO
(NAME)	(NAME)	
2172 Kirkwall Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	San Antonio TX 78216	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Jeffrey Elpers, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Christine Cook, Trustee of the Christine Cook Trust dated November 16, 2005 hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 208, on the plan of PHASE ONE, SECTION ONE, BURKITTVILLAGE, of record in Instrument No. 20130719-0075067, as corrected by Instrument No. 20130805-0081861, Register's Office for Davidson County, Tennessee, to which reference is hereby given for more complete details.

Being the same property conveyed to Jeffrey Elpers, an unmarried man by Warranty Deed dated 05/09/2014 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 201405130041117, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per plat of record in Instrument 201307190075067, as corrected in Instrument201308050081861, Declaration of Covenants, Conditions and Restrictions of record in Instrument 201307170074035, Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Charter of Burkitt Village Homeowners Association of record in Instrument 201212130114972, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2172 Kirkwall Drive, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day July 2021 .

Jeffrey Elpers

State of Ohio
County of Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Elpers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of July, 2021.

Kristen Murphy
Notary Public:
My Commission Expires: 9/2/23

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129



KRISTEN MURPHY
Notary Public, State of Ohio
My Commission Expires September 2, 2023

I, Kelsie Holloway do hereby make oath that I am a licensed attorney and/or 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 7/26/2021 (date of document).

Kelsie Holloway

Affiant Signature

8/9/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of August, 2021

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/26/23

Notary's Seal (if on paper)

