Karen Johnson Davidson County
Batch# 703693 DEEDQC
08/24/2021 11:23:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210824-0114241

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jessica L. Marsh, 600 Heck Lane, Nolensville, TN 37135

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
186 03 0A 110.00

QUITCLAIM DEED

Jessica Laurin Marsh, unmarried and **Jeffrey Brian Marsh**, a married man, hereinafter grantors, of **Davidson County**, **Tennessee**, for $ 0.00 (Zero Dollars and 00/100) in consideration paid, grant and quitclaim to **Jessica Laurin Marsh**, hereinafter grantee, whose tax mailing address is **600 Heck Lane, Nolensville, TN 37135**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 600 Heck Lane, Nolensville, TN 37135

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was recorded at volume # 202003310034698 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 186 03 0A 110.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 8/18, 2021:

Jessica Laurin Marsh		**Jeffrey Brian Marsh**
		Julie A. Marsh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The foregoing instrument was acknowledged before me on August 18, 2021 by **Jessica Laurin Marsh, unmarried** and **Jeffrey Brian Marsh and Julie A. Marsh, Husband and Wife,** who are personally known to me or have produced DRIVERS LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

JAMES M WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of August, 2021.

Affiant

Jessica Lauren Marsh
Print Name

(Seal)

Notary Public

My commission expires:

11/17/21

JAMES M. WELLS
Print Name

CTIC# _____

202108240114241

Exhibit "A"
Property Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 110 ON THE PLAN OF FINAL PLAT OF BURKITT COMMONS, PHASE 2 OF RECORD IN PLAT AT INSTRUMENT NO. 20181116-0112828, 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 REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM NEWCO-BURKITT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20160421-039022 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 20, 2016 AND RECORDED ON APRIL 21, 2016.

THE CONVEYANCE OF THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1. 2020 DAVIDSON COUNTY TAXES WHICH HAVE BEEN PRORATED BY THE PARTIES AND ASSUMED BY THE GRANTEES.
2. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT AT INSTRUMENT NO. 20181116-0112828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20180202-0010924, AS AMENDED IN INSTRUMENT NUMBER 20190321-0025835, AS SUPPLEMENTED AND AMENDED FOR ANNEXING BURKITT COMMONS, PHASE II OF RECORD IN INSTRUMENT NUMBER 20191219-0131322, 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.
4. CHARTER FOR HOA OF RECORD IN INSTRUMENT NUMBER 201801285-0008085, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
5. SEWAGE SOIL ABSORPTION LETTER OF RECORD IN BOOK 2933, PAGE 801, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
6. EASEMENT FOR CONTRIBUTION AGREEMENT OF RECORD IN INSTRUMENT

NUMBER 20050816-0096915, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7. AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NUMBER 20050908-0108101, INSTRUMENT 20170919-0095932, INSTRUMENT NO. 20171030-0110845 AND INSTRUMENT NO. 20171030-0110846, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

8. DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES AND SYSTEMS OF RECORD IN INSTRUMENT NUMBER 20170308-0022983, INSTRUMENT NO. 20171030-0110866 AND INSTRUMENT NO. 20171030-0110871, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

9. GRANT OF OVERHEAD LINE EASEMENT OF RECORD IN INSTRUMENT NUMBER 20060816-0100824, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

10. SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

Tax ID No: 186-03-0A-110.00

Property Address: 600 Heck Lane, Nolensville, TN 37135

File # 2021-35976

Tennessee Certification of Electronic Document

I, Jenni Elam, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jenni Elam
Signature

State of Ohio
County of Hamilton

Personally appeared before me, Amy Neal Braden, a notary public for this county and
Notary's Name

state, Jennifer Elam, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Amy Neal Braden
Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARIAL SEAL STATE OF OHIO
AMY NEAL BRADEN
NOTARY PUBLIC
CLERMONT COUNTY
STATE OF OHIO
My Comm. Expires
Oct.11, 2021