Karen Johnson Davidson County
Batch# 723769 DEEDWARR
09/24/2021 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20210924-0128828

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36572-08-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $345,000.00 Affiant Subscribed and sworn to before me this 14th day of September, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bimini Passport, LLC 7543 Kemberton Ct. Nolensville, TN 37135	Randall Boll 7543 Kemberton Ct. Nolensville, TN 37135	Map and Parcel No.: 186 04 0B 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Matthew D. Walter and wife, Amy B. Walter (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Bimini Passport, LLC, a Wyoming limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7543 Kemberton Court, Nolensville, Davidson County, Tennessee 37135.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of September, 2021.

GRANTORS:

Matthew D. Walter

Amy B. Walter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew D. Walter and wife, Amy B. Walter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2021.

Notary Public
My Commission Expires: 3/6/2024

GEORGE E. MUDTER JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 64 on the Plat of Burkitt Place Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Matthew D. Walter and wife, Amy B. Walter, by Warranty Deed from Beazer Homes Corp., Inc., a Tennessee corporation, of record in Instrument No. 20070829-0103559, in the Register's Office of Davidson County, Tennessee, dated August 27, 2007 and recorded on August 29, 2007.

This conveyance is made subject to:

1. 2021 State, County, and City Taxes, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat Burkitt Place, as recorded in Plat Instrument No. 20050920-0113225.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burkitt Place Phase 2C, as recorded in Plat Instrument No. 20070125-0010028, as Surveyors Certificate of Correction recorded in Instrument No. 20070214-0018953.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388 and Amended in Instrument Nos. 20070202-0014304, 20180926-0095460 and Supplemented in Instrument No. 20150714-0068441 and Assignment of Developer's Rights recorded in Instrument No. 20120106-0001500.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070207-0016043 and Amended in Instrument No. 20070208-0016738.
7. Easement and Contribution Agreement, recorded in Instrument No. 2005816-0096915.
8. Easement for Right of Way, recorded in Instrument No. 20060607-0067534.
9. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060427-0048083.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **9/14/2021** (date of document).

Affiant Signature

9/14/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

