Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 747259 DEEDWARR
11/01/2021 10:55:29 AM 2 pgs
Fees: $13.00 Taxes: $1,542.90

20211101-0145929

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires March 13, 2022

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
Rachel L. LaMascus	Rachel L. LaMascus	196030A11100CO
(NAME)	(NAME)	
602 Heck Lane	602 Heck Lane	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(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 Robert N. Latham II, a single man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Rachel L. LaMascus, an unmarried woman, 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. 111 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 Robert N. Latham, II, a single man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 05/15/020 and recorded 05/15/2020, of record in Instrument 202005150050968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2021 have been paid and prorated as of the day of closing, and assumed by the Grantee herein; All matters shown on the plat of record in Plat Instrument 201811160112828, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 201802020010924, and amended restrictions recorded in Instrument 201903210025835, Instrument 202108110108371, Instrument 202109070119778, Instrument 201912190131322, Instrument 202107270101163, in the Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 4933, Page 801, Instrument 200508160096915, Instrument 200509080108101, Instrument 200608160100824, Instrument 201703080022983, Instrument 201709190095932, Instrument 201710300110845, Instrument 201710300110846, Instrument 201710300110866, Instrument 201710300110871, in the Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee; Easement as recorded in Book 3657, Page 344, in the Register's Office for Williamson County, Tennessee; Easement as recorded in Book 3678, Page 720, in the Register's Office for Williamson County, Tennessee; Easement as recorded in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee; Easement as recorded in Book 112, Page 184, in the Register's Office for Williamson County,

Tennessee; Greenbelt Application of record in Book 8881, Page 778, Register's Office for Davidson County, Tennessee; Greenbelt of record in Book 5439, Page 372, in the Register's Office for Williamson County, Tennessee; Greenbelt of record in Book 6386, Page 23, in the Register's Office for Williamson County, Tennessee; Charter of Burkitt Commons Homeowners Association, Inc record in Instrument 20180125008085, Register's Office for Davidson County, Tennessee.

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 ☒ 602 Heck Lane, 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 29th day of October, 2021.

Robert N. Latham II

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert N. Latham II, 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 29th day of October, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122