DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2021. Notary Public My commission expires: 10/2/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

Karen Johnson Davidson County
Batch# 771280 **DEEDWARR**
12/09/2021 03:03:36 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20211209-0163649

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Amy Huffman	new owner	**186-04-0B-008.00**
7814 Kemberton Drive West		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Karen Burgin F/K/A as Karen Ragan, a married woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Amy Huffman, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

That certain unit located in Davidson County, Tennessee, being Unit No. 8 on the Final 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 20070207-0016043 amended in Instrument 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 20070125-0010028, corrected in Instrument 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration in

Escrow, LLC
37212
DM-BR-21-7814

Instrument 20070208-0016738, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen Ragan, a single woman by Warranty deed from Helene Bliz, unmarried of record in Instrument No. 20120615-0052605 Register's Office for Davidson County, Tennessee, dated June 13, 2012 and recorded on June 15, 2012. The said Karen Ragan having since married and is now known as Karen Burgin. The spouse of the said Grantor joins in the execution of this instrument to convey any marital interest he may have in the property. Karen Burgin signs on behalf of Tim Burgin giving the authority to do so by that Specific Power of Attorney being recorded simultaneously herewith.

This is **improved** property known as **7814 Kemberton Drive West, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of December, 2021.

Karen Burgin

Tim Burgin by Karen Burgin his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Karen Burgin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Tim Burgin as his attorney in fact.

Witness my hand and official seal this 3rd day of December, 2021.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 21-000761-525

SP 11/2015