Karen Johnson Davidson County
Batch# 777325 DEEDWARR
12/21/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20211221-0168467

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138509

Whitney McElroy Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2021.

Notary Public
My Commission Expires: 06-02-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Austin Miller and Cara Grace Miller 7845 Farmington Place Nashville TN 37221	New Owner	Tax Parcel ID No. 126 15 0A 033.00

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, **Andrew K. Welker and Jessica U. Welker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Austin Miller and Cara Grace Miller, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being Lot No. 33 on the Plan of Phase One, Boone Trace at Biltmore, of record in Plat Book 7900, Page 667, Registerâ€™s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Andrew K. Welker and Jessica U. Welker, Husband and Wife, by Warranty Deed from Steven J. White and wife, Aimee L. White, of record in Instrument No. 20160330-0029759, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on March 30, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Boone Trace at Biltmore, as recorded in Plat Book 7900, Page(s) 667.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Master Plat, Boone Farm at Biltmore, as recorded in Plat Book 6900, Page(s) 470.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312 and Re-Recorded in Book 9735, Page 931, as amended in Book 10032, Page 813 and Supplemental Declaration recorded in Book 10306, Page 817; Book 11455, Page 443; Instrument No. 20001211-0121618 and Instrument No. 20011119-0126832.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6712, Page 782 and Book 7265, Page 657.

Easement recorded in Book 8975, Page 753.

Easement for Grant of Overhead Line, recorded in Book 8992, Page 62.

Easement for Right of Entry Agreement Underground, recorded in Book 9665, Page 420.

Easement for Public Utilities, recorded in Instrument No. 20150826-0086305.

This is improved property located at 7845 Farmington Place Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 16th day of December, 2021.

Andrew K. Welker

Jessica U. Welker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew K. Welker and Jessica U. Welker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Tennessee Certification of Electronic Document

I, Andrew Sinzoe, 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 12/16/2021 (date of document).

Affiant Signature

12/16/2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 16TH day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

