WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
William Tharp	New Owner	187 09 0A 280.00
(NAME)	(NAME)	
2130 Kirkwall Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 779576 DEEDWARR
12/23/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20211223-0170071

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 Nicholas Matteson, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto William Tharp, a single man, 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. 280 as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Nicholas Matteson and David Offill, as tenants in common with right of survivorship by Warranty Deed from Daniel C. Moore and Stephanie M. Moore, husband and wife, dated 05/16/2018 and recorded 05/17/2018, of record in Instrument 201805170047273, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicholas Matteson by Quit Claim Deed from David Offill, dated 08/12/2021 and recorded 08/13/2021, of record in Instrument 202108130109537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2022 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Instrument 201410020090861, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 201307170074035, in the Register's Office for Davidson County, Tennessee, Declaration of Covenants, Conditions and Restrictions of record in Book 5983, Page 685, Supplement and Amendment No. 2 to the Declaration of record in Book 6253, Page 443, in the Register's Office for Williamson County, Tennessee, First Supplement to the Declaration of record in Instrument No. 201403100020071, Instrument No. 20140814-0073542, and Instrument 201812040118306, in the Register's Office for Davidson County,Tennessee, together with all amendments thereto. Easement Agreement of recorded in Book 10424, Page 26, Register's Office for Davidson County, Tennessee. Dedication of Easements for Sanitary Sewers of record in Instrument No. 20051031-0131232, in the Register's Office for Davidson County, Tennessee. Memorandum of Lease Agreement of record in Book 10424,

Page 22, Register's Office for Davidson County, Tennessee. Assignment and Assumption Agreement of record in Instrument 20010724007813 7, Register's Office for Davidson County, Tennessee. Assignment of Lease and Agreement as to Future Rents of record in Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee. Charter of Burkitt Village Homeowners Association, Inc., of record in Instrument 201212130114972, 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 ☒ 2130 Kirkwall Drive, 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 15th day of December, 2021.

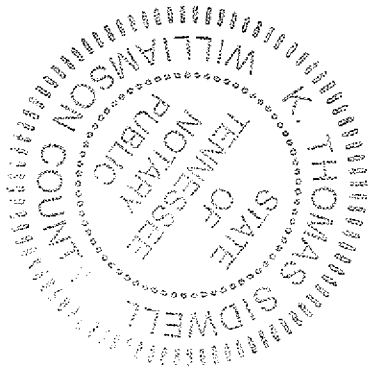
Nicholas Matteson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas Matteson, 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 15th day of December, 2021.

Notary Public:
My Commission Expires: 11/10/25



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Certificate of Authenticity

I, Joshua A. Terry, 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 12/15/21.

Affiant Signature

12/16/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/21.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON