Karen Johnson Davidson County
Batch# 785588 DEEDWARR
01/05/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220105-0002304

TAYLOR HUBBARD TENNESSEE NOTARY PUBLIC My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $630,000.00 Affiant Subscribed and sworn to before me, this 30th day of December, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael M. Kelly and Lisa A. Kelly	**New Owner**	**188-10-0A-019.00CO**
1108 Princeton Hills Drive		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Shane Whittington and Stacy Whittington, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael M. Kelly and Lisa A. Kelly, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 19 on the Plan of Carothers Crossing, Phase 1 of record in Instrument No. 20070614-0071367, 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 Michael Shane Whittington and Stacy Whittington, husband and wife, by Warranty Deed, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171214-0127535, dated December 8, 2017, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20070614-0071367, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Master Restriction in Instrument No. 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070921-0099818, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected by Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094 (Davidson Co.) and in Book 757, Page 3304, Book 846, Page 3214, Book 846, Page 3220 (Rutherford Co.). DCCR's in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-009818, Instrument No. 20080515-0049894, Instrument No. 20171002-0100688 and Instrument No. 20190321-0025836, Instrument No. 20200803-0085638, Instrument No. 20210625-0086747 (Davidson Co.) and in Bopok 757, Page 3339 and Book 846, Page 3214 (Rutherford Co.), Register's Office for Davidson County and Rutherford County, Tennessee.
Assignment of Declarants Rights of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Book 9975, Page 541 and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.

Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
Parking and Maintenance Easement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20060407-0040185 and Instrument No. 20070711-0082648, in the Register's Office for Davidson County, Tennessee.
Easement and Memorandum Agreement of record in Instrument No. 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
Right of Way for Public Roadway of record in Instrument No. 20070511-0056717, Instrument No. 20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1108 Princeton Hills Drive, Nolensville, TN 37135

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hand(s) this 30th day of December, 2021

Michael Shane Whittington by A. Scott Hubbard his attorney-in-fact

Michael Shane Whittington by A. Scott Hubbard his attorney-in-fact

Stacy Whittington by A. Scott Hubbard her attorney-in-fact

Stacy Whittington by A. Scott Hubbard her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michael Shane Whittington and Stacy Whittington, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Michael Shane Whittington and Stacy Whittington, and is authorized by Michael Shane Whittington and Stacy Whittington to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of December, 2021.

Taylor Hubbard
Notary Signature
My commission expires:

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON

File #: **21-911**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, A. Scott Hubbard, 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 December 21, 2021.

Date

A. Scott Hubbard

Affiant Signature

12-30-21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of December, 2021.

Taylor Hubbard

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON