WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 801788 DEEDWARR 02/08/2022 01:23:35 PM 2 pgs Fees: $13.00 Taxes: $1,402.30 20220208-0014479	The actual consideration or value, whichever is greater, for this transfer is **$379,000.00.** Affiant Subscribed and sworn to before me, this the 1st day of February, 2022. Notary Public My commission expires: 12/16/24 (AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
209 Muir Avenue, LLC, **a Tennessee limited liability company**	**209 Muir Avenue, LLC, a Tennessee limited liability company**	**Map 186-03-0-A Parcel 095-00co**
1063 Sunset Road	**1063 Sunset Road**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

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

Margaret Trollinger nka Margaret Trollinger Bohlen

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

209 Muir Avenue, LLC, a Tennessee limited liability company

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. 95 on the Final Plat of Burkitt Commons, Phase 1, of record in Instrument No. 20180119-0006002, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Margaret Trollinger, a single person, by Deed dated October 30, 2019 from Regent Homes, LLC, a Tennessee limited liability company, of record in instrument No. 20191030-0111652, Register's Office of Davidson County, Tennessee. Margaret Trollinger has since married and is now known as Margaret Trollinger Bohlen.

Stephen Bohlen, spouse of the above named Margaret Trollinger Bohlen, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20180119-0006002; said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Burkitt Commons of record in Instrument No. 20180202-0010924 amended in Instrument No. 20190321-0025835 and Instrument No. 20210907-0119778 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. 3) Charter of Burkitt Commons Homeowner's Association, Inc., of record in Instrument No. 20180125-0008085, Register's Office for Davidson County, Tennessee. 4) Sewage Soil Absorption Letter of record in Book 4933 Page 801, Register's Office for Davidson County, Tennessee. 5) Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee. 6) Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage Water Mains, Pumps, and Appurtenances of record in Instrument No. 20050908-0108101, Instrument No. 20170919-0095932, Instrument No. 20171030-0110845, Instrument No. 20171030-0110846, Instrument No. 20171030-0110866, and Instrument No. 20171030-0110871, Register's Office for Davidson County, Tennessee. 7) Grant of Overhead Line Easement of record in Instrument No. 20060816-0100824, Register's Office for Davidson County, Tennessee. 8) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170308-0022983, Register's Office for Davidson County, Tennessee. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **209 Muir Avenue, 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 **1st** day of **February, 2022.**

Margaret Trollinger Bohlen

Margaret Trollinger nka Margaret Trollinger Bohlen

Stephen Bohlen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Margaret Trollinger nka Margaret Trollinger Bohlen and Stephen Bohlen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **February, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24