Karen Johnson Davidson County
Batch# 825907 DEEDWARR
03/22/2022 09:55:59 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20220322-0032599

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

DM-BR-22-7831

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel Vega and Linda Vega	First Federal Bank	
(NAME)	(NAME)	186 04 0B 039.00
7831 Kemberton Dr W	PO Box 2029	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Lake City, FL 32056	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SUSAN L. TOMPKINS, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL VEGA AND LINDA VEGA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 39 on the Final Plat of Burkitt Place, Phase 2C, a Clustor Lot Subdivision, Burkitt Place PUD Boundary plat of record in Instrument No. 20070125-0010028,as corrected by Instrument No. 20070214-0018953 and further described and created as to each individual Unit in the 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 No. 20070207-0016043 as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Tompkins, an unmarried woman, by Warranty Deed from Dorothy S. Crawford, unmarried, of record in Instrument No. 20181026-0106360, in the Register's Office of Davidson County, Tennessee, dated October 24, 2018 and recorded on October 26, 2018.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burkitt Place Phase 2C, as recorded in Plat Instrument No. 20070125-0010028; Surveyors Certificate of Correction recorded in Instrument No. 20070214-0018953.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat Burkitt Place, as recorded in Plat Instrument No. 20050920-0113225; .
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Assignment of Developer's Rights recorded in Instrument No. 20120106-0001500, Supplemental Declaration recorded in Instrument No. 20150714-0068441 and amendment to By-laws recorded in Instrument No. 20180926-0095460.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738.
- Easement for Contribution Agreement, recorded in Instrument No. 20050816-0096915.
- Easement for Right of Way, recorded in Instrument No. 20060317-0030915 and Instrument No. 20060607-0067534.
- Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070724-0087694.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060427-0048083.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070724-0087659.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 7831 Kemberton Dr W, Nolensville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 17th DAY OF MARCH, 2022.

Susan L. Tompkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN L. TOMPKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212