THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220239590**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $755,000.00. Affiant Subscribed and sworn to before me, this 14 day of March, 2022. Notary Public My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson Davidson County
Batch# 830566 DEEDWARR
03/29/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20220329-0036206

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Kaye and Victoria Kaye 7629 Kemberton Drive E Nolensville TN 37135	New Owner 7629 KEMBERTON DR. E NOLENSVILLE TN 37135	Tax Parcel ID No. 186 04 0A 154.00

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, **Wayne Lawrence Faulkner, Jr., a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Kaye and Victoria Kaye, husband and wife, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 284 on the Burkitt Place, Phase 2G, of record in Plat at Instrument No. 20070514-0057216, and Revised in Instrument No. 20070628-0077531, 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 Wayne Lawrence Faulkner, Jr., a married man, by Warranty Deed from Raymond S. Victoria and Melissa S. Victoria, husband and wife, of record in Instrument No. 20191231-0134704, in the Register's Office of Davidson County, Tennessee, dated December 13, 2019, and recorded on December 31, 2019.

Ashawnae Faulkner joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Wayne Faulkner, Jr.

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 Burkitt Place, Phase 2G, as recorded in Plat Instrument No. 20070514-0057216 and Revised in Instrument No. 20070628-0077531.

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 First Amendment to By-Laws recorded in Instrument No. 20180926-0095460.

Easement for Access and Sewer, recorded in Instrument No. 20050816-0096915.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050908-0108101.

Easement for Transmission Facilities, recorded in Instrument No. 20060317-0030915.

Easement for Sanitary Sewers 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.

This is improved property located at 7629 Kemberton Drive E Nolensville TN 37135

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, this instrument is effective on this 11 day of March, 2022.

Wayne Lawrence Faulkner, Jr.

Ashawnae Faulkner

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wayne Lawrence Faulkner, Jr., 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 11 day of March, 2022.

Notary Public
My Commission Expires: 01/15/2024

Notary Public State of Florida
Sava M Belanian II
My Commission GG 948071
Expires 01/15/2024

STATE OF Florida)
COUNTY OF Sarasota)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashawnae Faulkner, 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 11 day of March, 2022.

Notary Public
My Commission Expires: 01/15/2024

Notary Public State of Florida
Sava M Belanian II
My Commission GG 948071
Expires 01/15/2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEJNÉ, 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 MARCH 11, 2022.

Date

Affiant Signature

March 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of March, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON