WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Y-RC-22-2048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Bailey Elizabeth Chambers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 834608 DEEDWARR
04/05/2022 11:38:48 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20220405-0039221

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)
Michael Ryan Chambers and Bailey Elizabeth Chambers	**New Owner**	
(NAME)	(NAME)	**187-09-0A-338.00-CO**
2048 Kirkwall Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **NATALIE LEQUANG AND SAMUEL BOWLER, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL RYAN CHAMBERS AND BAILEY ELIZABETH CHAMBERS, 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 Lot No. 338 on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, 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 a portion of the same property conveyed to Natalie Lequang and Samuel Bowler, wife and husband by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190624-0061012 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180604-0053014, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, and as amended by Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372; Instrument No. 20161130-0125373; Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20170118-0005499, Instrument No. 20171108-0114807, Instrument No. 20170504-0044438, Instrument No. 20180622-0060478 and Instrument No. 20181204-0118306, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Global Signal Acquisitions, IV, LLC of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement in favor of GTE Mobilnet of Nashville of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easements for Sanitary Sewers of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease Agreement of record in Book 10424, Page 22 and as Assigned by Instrument No. 20051031-0131235, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20150626-0061523 and Instrument No. 20150713-0067951, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171002-0100380, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2048 Kirkwall Drive, 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 1st DAY OF APRIL, 2022.

Natalie LeQuang

Samuel Bowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE LEQUANG, 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 1st of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the ~~undersigned~~, a Notary Public in and for said County and State, SAMUEL BOWLER, 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 1st of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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