THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440743

Karen Johnson Davidson County
Batch# 849025 DEEDWARR
05/02/2022 11:19:48 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20220502-0050622

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $555,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2022.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Paul Bridges and Barbara Jean Bridges 354 Kara Lane Nolensville TN 37135	New Owner	Tax Parcel ID No. 186 03 0A 135.00

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, **Laura Marie JeanBaptiste and John James JeanBaptiste, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Bridges and Barbara Jean Bridges, husband and wife**, ("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. 135 on the Plan of Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, 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 Laura Marie JeanBaptiste and John James JeanBaptiste, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200103-0000999, in the Register's Office of Davidson County, Tennessee, dated January 03, 2020 and recorded on January 03, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burkitt Commons, Phase 2, as recorded in Plat Instrument No. 20181116-0112828 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180202-0010924, amended in Instrument No. 20190321-0025835 and Supplement recorded in Instrument No. 20191219-0131322.

Easement for Access, 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; Instrument No. 20170919-0095932; Instrument No. 20171030-0110845; Instrument No. 20171030-0110846; Instrument No. 20171030-0110866 and Instrument No. 20171030-0110871.

Easement for Grant of Overhead Line, recorded in Instrument No. 20060816-0100824.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20170308-0022983.

Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 354 Kara Lane 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, Grantor has executed this instrument on this 29th day of April, 2022.

Laura Marie JeanBaptiste

John James JeanBaptiste

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura Marie JeanBaptiste and John James JeanBaptiste 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 29th day of April, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022