This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16548-DJ

Karen Johnson Davidson County
Batch# 851402 DEEDWARR
05/05/2022 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220505-0052127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Subscribed and sworn to before me, this the 22nd day of April, 2022.

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Ammon and Megan Ammon 468 Red Sunset Court Brentwood, TN 37027	Primary Residential Mortgage, Inc 1480 North 2200 West Salt Lake City, UT 84116	186-03-0A-165-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David A. Wilson and Tara L. Wilson, fka Tara L. Felty aka Tara M. Felty, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron Ammon and Megan Ammon, husband and wife**, hereinafter called the Grantee(s), 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. 165 on the Plan of Final Plat, Burkitt Commons, Phase 1 of record in Instrument No. 20180119-0006002, 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 David A. Wilson and Tara M. Felty, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181001-0097062, Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 1, 2018.

The said Tara L. Wilson is one and the same person as Tara M. Felty.

This is improved property located at: **107 Burkitt Commons Ave, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 22nd day of April, 2022.

GRANTOR:

David A. Wilson

Tara L. Wilson fka Tara L. Felty aka Tara M. Felty

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David A. Wilson and Tara M. Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of April, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202205050052127

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/22/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 04/22/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 22 **day of** April, **2** 022.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

