Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

CRT File No. 220440784

Karen Johnson Davidson County
Batch# 851484 DEEDWARR
05/05/2022 03:38:02 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220505-0052236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2022.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Owen T Hewitt Jr and Susan L. Smith 2073 Kirkwall Drive Nolensville TN 37135	New Owner 8350 Lochinver Park Dr Brentwood, TN 37027	Tax Parcel ID No. 187 09 0A 019.00

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, **Justin A. Tweito and Amelia R. Tweito, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Owen T Hewitt Jr and Susan L. Smith, 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. 19 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 the same property conveyed to Justin A. Tweito and Amelia R. Tweito, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190506-0042043, in the Register's Office for Davidson County, Tennessee, dated May 3, 2019 and recorded on May 6, 2019.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Four, Burkitt Village, SP Subdivision, as recorded in Instrument No. 20180604-0053014 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130717-0074035, supplemented in Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, corrected in Instrument No. 20161130-0125372, further supplemented in Instrument No. 20161118-0122035, corrected in Instrument No. 20161130-0125373, further supplemented in Instrument No. 20170504-0044438, corrected in Instrument No. 20170720-0073494, further supplemented in Instrument No. 20171108-0114807 and in Instrument No. 20180622-0060478.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171002-0100380.
Easement recorded in Book 10424, Page 26 and Instrument No. 20140509-0039932.
Easement for Sanitary Sewers, recorded in Instrument No. 20051031-0131232.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20121029-0098753; 20130724-0076308; 20150626-0061523 and 20150713-0067951.

Memorandum of Lease Agreement as set forth in instrument recorded in Book 10424, Page 22 and Assignment by Instrument No. 20051031-0131235.

This is improved property located at 2073 Kirkwall Drive 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 4th day of May, 2022.

Justin A. Tweito

Amelia R. Tweito

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin A. Tweito and Amelia R. Tweito, 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 4th day of May, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024