Karen Johnson Davidson County
Batch# 852716 DEEDWARR
05/09/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220509-0053029

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.123-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2022

Notary Public
My Commission Expires: 4-17-23

Address of New Owner	Send Tax Bills To:	
Jeffrey Lane Harrington 2138 Kirkwall Drive Nolensville, TN 37135	SAME	Map/parcel: 187-09-0A-276.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Stephen L. Doran and Pamela P. Doran, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Lane Harrington and Tina Marie Harrington, 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 and being all of Lot No. 276, Phase One, Section Two, BURKITT VILLAGE, as appearing of record in Instrument No. 20141002-0090861, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Stephen L. Doran and Pamela P. Doran, husband and wife by Deed from Regent Homes, LLC, a Tennessee limited liability company dated 11/6/2015 and filed for record in Instrument No. 20151110-0114558, in the Register's Office for Davidson County, Tennessee.

This conveyance is also subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20130717-0074035, as amended and supplemented in Instrument Numbers 20140310-0020071, 20140814-0073542, 20150227-0017002, 20161118-0122034 (as corrected in Instrument No. 20161130-0125372), 20161118-0122035 (as corrected in Instrument No. 20161130-0125373), 20170504-0044438 (as corrected in Instrument No. 20170720-0073494), 20171108-0114807, 20180622-0060478, 20181204-0118306, 20190729-

0074339, 20200909-0102654, 20200921-0107902, 20210129-0013675, and 20210601-0072620; HOA Charter of record in Instrument No. 20121213-0114972; Inspection and Maintenance Agreement for Private Stormwater Facilities of record in Instrument No. 20131216-0126751; Sanitary Sewer Easement of record in Instrument No. 20051031-0131232; and all existing easements and all other matters shown on plat of record in Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee.

This property is subject to mandatory HOA Dues.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 2138 Kirkwall Drive Nolensville, TN, 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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of April, 2022

Stephen L. Doran

Pamela P. Doran

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Stephen L. Doran and Pamela P. Doran, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2022

Notary Public

My Commission Expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMM. EXPIRES 1/25/26

Certificate of Authenticity

1, KIMBERLY MINTER, 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 July 1, 2021. Document Dated APRIL 29, 2022.

Kimberly A Minter

Affiant Signature

Dated 4/29/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 29TH day of APRIL, 2022

Teresa Taylor

Notary Signature

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-17-23

Notary's Seal (if on paper)