Karen Johnson Davidson County
Batch# 852820 DEEDWARR
05/10/2022 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $2,153.40
20220510-0053203

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $582,000.00

Affiant

Subscribed and sworn to before me this ~~20th~~ 2nd **day of** ~~April~~ May, **2022.**

Notary Public
My commission expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua Isaac Klein and Masha Klein, Trustees of The Josh and Masha Klein Family Trust, dated March 31, 2022	New owner	187-09-0A-114-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **John Cowden and Brigit Richmond Cowden, husband and wife, as joint tenants with right of survivorship** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua Isaac Klein and Masha Klein, Trustees of The Josh and Masha Klein Family Trust, dated March 31, 2022,** 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:

Being Lot No. 114, Phase Seven, Burkitt Village, an SP Subdivision of record in Instrument No. 20170210-0041446, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to John Cowden, unmarried, and Brigit Richmond, unmarried, n/k/a Brigit Richmond Cowden, as joint tenants with right of survivorship by deed from Lifestyle Home Builders, Inc. a Tennessee Corporation of record in Instrument No. 20180518-0047886, Register's Office for Davidson County, Tennessee, and dated May 11, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Burkitt Village of record in Instrument No. 20170210-0041446 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #201307170074035 as amended in Instrument No. 20171108-0114807, Instrument No. 20190729-0074339, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, and Instrument No. 20170720-0073494 in the official records of the Davidson County Register of Deeds.

3. By-Laws of record in Instrument No. 20130717-0074035 Register's Office for Davidson County, Tennessee.

4. Charter for Burkitt Village Homeowners Association of record in Instrument No. 20121213-0114972 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 4085 Liberton Way, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of April, 2022.

John Cowden

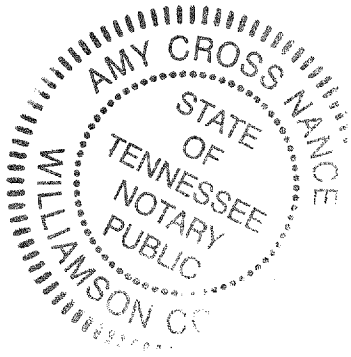
Bright Richmond Cowden

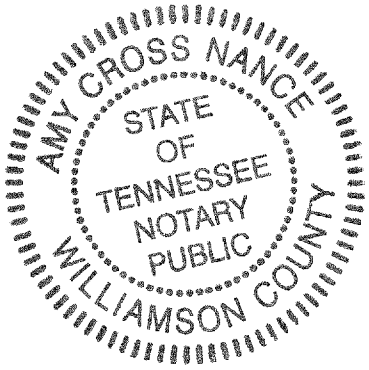
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2022, before me personally appeared John Cowden and Brigit Richmond Cowden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2022.

Notary Signature
My commission expires: 2/12/23





202205100053203

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 April 29, 2022.

Date

Affiant Signature

5/2/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of May, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

