Karen Johnson Davidson County
Batch# 866777 DEEDWARR
06/02/2022 03:15:06 PM 2 pgs
Fees: $13.00 Taxes: $2,075.70

20220602-0063927

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $561,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2022.

Notary Public

My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gerald Nunnery	**New Owner**	**187-09-0A-162.00CO**
4139 Alva Lane		
Nolensville, TN 37135		

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, WE,

Emily Elizabeth Duncan, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerald Nunnery, a single man

HEREINAFTER CALLED THE GRANTEES, 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. 162 on the Plan of Phase Five, Section One, Burkitt Village of record in Instrument No. 20150210-0012343, 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 Emily Elizabeth Duncan, an unmarried woman, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee Corporation, dated April 20, 2016, of record in Instrument No. 20160422-0039480, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20171108-01148707, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20201012-0013675, Instrument No. 20210601-0072620, Register's Office for Davidson County, Tennessee.
Easement to Global Signal of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20121029-0098753 and Instrument No. 20130724-0076308, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BVRES-22-4137

Charter for Homeowners Association of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
Ingress, Egress and Utility Easement of record in Instrument No. 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Instrument No. 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
Lease Agreement of record in Book 10424, Page 22, Assignment of Lease in Instrument No. 20010724-0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-0039935, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20150227-0017001, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 4139 Alva Lane, 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 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of May, 2022.

Emily Elizabeth Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Emily Elizabeth Duncan, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2022.

My commission expires: 11-5-2024

Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 22-274
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027