WARRANTY DEED

Karen Johnson Davidson County
Batch# 867018 **DEEDWARR**
06/03/2022 11:13:16 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220603-0064262

DM-BMR-22-4002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/1/25 (AFFIX SEAL)

SANDY MCCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Kaheny Collier	Kelly Kaheny Collier	
(NAME)	(NAME)	**187 09 0A 243.00**
4002 Liberton Way	4002 Liberton Way	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUTH SCHEMMER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY KAHENY COLLIER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 243 on the Plan of Phase Nine, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180208-0012957, 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 Ruth Schemmer, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181029-0106952, in the Register's Office of Davidson County, Tennessee, dated October 26, 2018 and recorded on October 29, 2018.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Nine, Section Two, Burkitt Village, SP Subdivision, as recorded in Instrument No. 20180208-0012957.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130717-0074035, as supplemented in Instrument Nos. 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 and 20180622-0060478.
- Easement recorded in Book 10424, Page 26 (as assigned in Instrument No. 20140509-0039935) and Instrument No. 20140509-0039932.
- Easement for Sanitary Sewers, recorded in Instrument No. 20051031-0131232.
- All of the terms and provisions set forth and contained in that certain Lease between Gene H. Smith and wife, Patricia C. Smith, Lessor, and GTE Mobilnet of Nashville Incorporated, Lessee, a memorandum of which is recorded in Book 10424, Page 22 and Assignment is record in Instrument Nos. 20010724-0078137, 20051031-0131235 (re-recorded in Instrument No. 20051107-0134543) and 20140509-0039933.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4002 Liberton Way, Nolensville, Tennessee 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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1 DAY OF JUNE, 2022.

Ruth Schemmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH SCHEMMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212