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

CRT File No. 220641387

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Amanda Burns
Affiant

Subscribed and sworn to before me, this 7th day of July, 2022.

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public
My Commission Expires: 10/26/24

Karen Johnson Davidson County
Batch# 886037 DEEDWARR
07/08/2022 11:17:22 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220708-0078863

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Rector and Margaret Mullins 125 Villa View Court Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-02-0A-023.00 CO

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, **Kathy Boyd, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Rector, an unmarried man and Margaret Mullins, an unmarried woman** ("Grantees"), their 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, and being Unit No. 23 , on the plan of Brentwood Villa, Phase 1 , as of record at Book 6900, page 5, and as established by Master Deed of record at Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, Book 7266, page 84, Book 7423, page 574, re-recorded in Book 7143, page 18, all of record in the Register' s Office for said County, and all to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KATHY BOYD, by deed from MARTHA ANN ERICKSON F/K/A MARTHA ANN WHITNEY AND SPOUSE, ROBERT ERICKSON, of record in Instrument No. 20110714-0054051 , dated July 5, 2011 , said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 171-02-0A-023.00 CO.

Matters shown on the Plan of record as Plat Book 6900, page 5, said Register's Office.

Master Deed of record as Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, Book 7266, page 84, Book 7423, page 574, re-recorded in Book 7143, page 18 and Book 8074, page 564, said Register's Office.

Storm Water Detention Agreement of record as Book 6385, page 814, said Register's Office.
Grant of Easement of record in Instrument No. 20120124-000666 1 , said Register's Office.

This is improved property located at 125 Villa View Court Brentwood TN 37027

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 7th day of July, 2022.

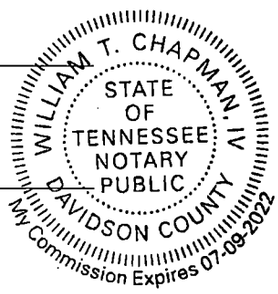
Kathy Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathy Boyd, 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~~ 7th day of July, 2022.

Notary Public



My Commission ~~Expires~~: _____