Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $899,000.00

Tammy Carney
Affiant

Subscribed and sworn to before me this ~~8th~~ 11th day of July, ~~2022.~~

Notary Public
My commission expires: 1-11-26

Karen Johnson Davidson County
Batch# 887926 DEEDWARR
07/12/2022 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $3,326.30
20220712-0080224

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Alex Nelson Belcher and Kathleen Zane Bergman 805 Manassas Ct. Brentwood, TN 37027	Same	171-03-0A-066-00

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 **Andrew Tharp and Kathryn Tharp, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alex Nelson Belcher and Kathleen Zane Bergman, 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:

Being Lot No. 161 on the Plan of Section Two, Fredericksburg, R20 Residential P.U.D. of record in Plat Book 7900 Page 640, 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 Andrew Tharp and Kathryn Tharp, husband and wife by deed from Anthony Springman and Lisa F. Archer n/k/a Lisa F. Springman, husband and wife of record in Instrument No. 20150225-0016098, Register's Office for Davidson County, Tennessee, and dated January 30, 2015.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Fredericksburg of record in Plat Book 7900 Page 640 Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993 Page 269 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Book 7798, Page 843, Book 8920 Page 65, amended in Book 9500 Page 393, Book 9860 Page 840 in the official records of the Davidson County Register of Deeds.

5. Charter of Fredericksburg Homeowners Association of record in Book 8920 Page 40 Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 8920 Page 45 Register's Office for Davidson County, Tennessee.

This property is improved property known as 805 Manassas Court, Brentwood, TN 37027

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 8th day of July, 2022.

Andrew Tharp by Kathryn Tharp, his attorney in fact

Andrew Tharp by Kathryn Tharp, his Attorney-In-Fact

Kathryn Tharp

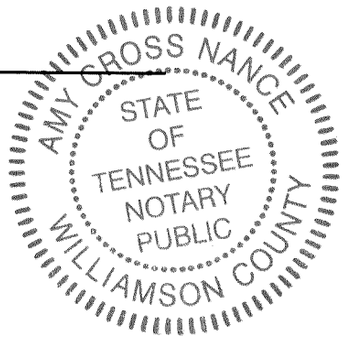
Kathryn Tharp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8R day of July, 2022, before me personally appeared Kathryn Tharp to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Tharp acknowledged that such person executed the same as the free act and deed of Andrew Tharp.

Notary Public

My Commission expires 2/12/23

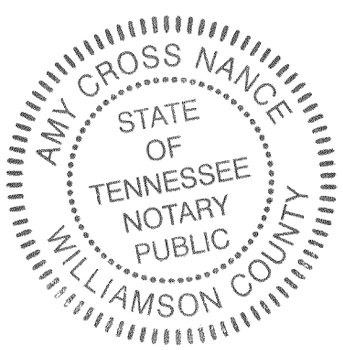


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8R day of July, 2022, before me personally appeared Kathryn Tharp, 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 8R day of July, 2022.

Notary Signature
My commission expires: 2/12/23



202207120080224

True Copy Certification

I, **Diane March,** 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 this the 11th day of July, 2022.

Affiant Signature
Date 07/11/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

