Karen Johnson Davidson County
Batch# 895014 DEEDWARR
07/27/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,266.25
20220727-0085738

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3505

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,500.00

Affiant

KIMBERLY A. ABATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of July, 2022

Notary Public

Commission Expires: 1-31-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Linda J. Edquist 2130 Kirkwall Drive Nolensville, TN 37135	SWBC Mortgage Corp 9311 San Pedro # 100 San Antonio, TX 78216	187-09-0A-280.00-CO

WARRANTY DEED

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, I/WE,

William Tharp, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda J. Edquist, a married woman

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. 280 as shown on the plan of Burkitt Village, Phase One, Section Two, of record as instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Nicholas Matteson and David Offill, as Tenants in common with right of Survivorship by Warranty deed from Daniel C. Moore and Stephanie M. Moore, husband and wife of record in Instrument No. 20180517-0047273 Register's Office for Davidson County, Tennessee, dated May 16, 2018 and recorded on May 17, 2018.

Being the same property conveyed to Nicholas Matteson by Quitclaim deed from David Offill of record in Instrument No. 20210813-0109537 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 13, 2021.

Being the same property conveyed to William Tharp, a single man by Warranty deed from Nicholas Matteson of record in Instrument No. 20211223-0170071 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 23, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2130 Kirkwall Drive, 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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 26th day of July, 2022.

William Tharp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of July, 2022, before me personally appeared William 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 26th day of July, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 26 day of July, 2022.

K. Thomas Sidwell
Date: 7-26-22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 26 day of July, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY