Karen Johnson Davidson County
Batch# 899731 DEEDWARR
08/05/2022 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20220805-0089405

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37206-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 5th day of August, 2022. Notary Public My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew B. Darnell 600 Heck Lane Nolensville, TN 37135	Ascend Federal Credit Union 1611 N. Jackson St. Tullahoma, TN 37388	Map and Parcel No.: 186 03 0A 110.00

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, Jessica Laurin Marsh, a single woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Andrew B. Darnell, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 600 Heck Lane, Nolensville, Davidson County, Tennessee 37135.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of August, 2022.

GRANTOR:

Jessica Laurin Marsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 5th day of August, 2022.

Notary Public
My Commission Expires:

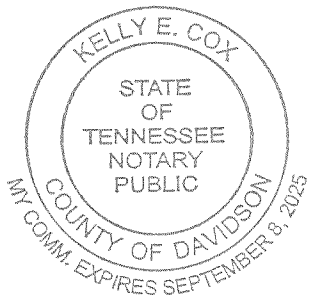


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 110 on the plan of Burkitt Commons, Phase 2 of record in plat at Instrument No. 20181116-0112828, 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 Jessica Laurin Marsh, unmarried, and Jeffrey Brian Marsh, Married, as joint tenants with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200331-0034698, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on March 31, 2020.

Being the same property conveyed to Jessica Laurin Marsh, by Quitclaim Deed from Jessica Laurin Marsh, unmarried and Jeffrey Brian Marsh, a Married man, of record in Instrument No. 20210824-0114241, in the Register's Office of Davidson County, Tennessee, dated August 18, 2021 and recorded on August 24, 2021.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burkitt Commons, Phase 2, as recorded in Instrument No. 20181116-0112828.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180202-0010924 as amended in Instrument No. 20190321-0025835 and Instrument No. 20210907-0119778 and Supplemented in Instrument No. 20191219-0131322; Instrument No. 20210727-0101163 and Instrument No. 20210811-0108371.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170308-0022983.
5. Easement recorded in Book 4933, Page 801.
6. Easement recorded in Instrument No. 20050816-0096915.
7. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050908-0108101; Instrument No. 20170919-0095932; Instrument No. 20171030-0110845; Instrument No. 20171030-0110846; Instrument No. 20171030-0110866 and Instrument No. 20171030-0110871.
8. Easement for Grant of Overhead Line, recorded in Instrument No. 20060816-0100824.

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 August 5, 2022.

Tori Cole

Affiant Signature

Date: 8/5/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 5, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

