THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741872** Karen Johnson Davidson County Batch# 903134 DEEDWARR 08/15/2022 09:10:30 AM 3 pgs Fees: $18.00 Taxes: $1,961.00 20220815-0092165	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2022. Notary Public My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/19/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: William Owens Stogner and Taylor Stonger 2169 Kirkwall Drive Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 187-09-0A-197.00 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, **Michael C. Grandinetti, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Owens Stogner and Taylor Stogner, husband and wife**, ("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, being Lot(s) 197, as shown on the map entitled Burkitt Village Phase One , Section One , of record in Instrument No. 20130719-0075067, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL C. GRANDINETTI, by deed from TRACY J. KIRKLAND, of record in Instrument No. 20200116-0005850 , dated January 14, 2020 , said Register's Office.

Lauren Grandinetti joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 187-09-0A-197.00 CO.

Matters shown on the Plan of record in Instrument No. 20130719-0075067 and Surveyor's Certificate of Correction in Instrument No. 20130805-0081861, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130717-0074035, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20121029-0098753, said Register's Office.

This is improved property located at 2169 Kirkwall Drive Nolensville TN 37135

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 10th day of August, 2022.

Michael C. Grandinetti

Lauren Grandinetti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael C. Grandinetti and Lauren Grandinetti, 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 10th day of August, 2022.

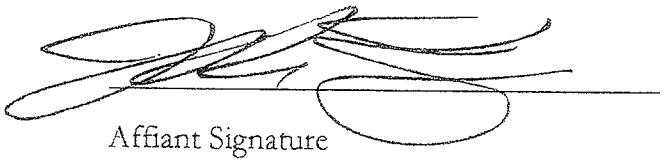
Notary Public

My Commission Expires: 05-09-2026

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/22.



Affiant Signature

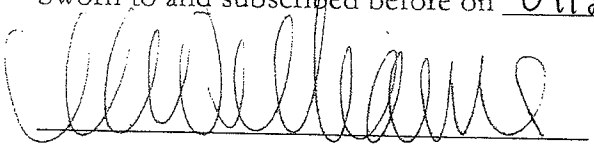
8/12/22

Date

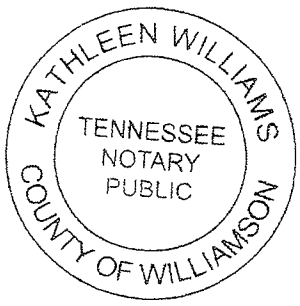
State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/12/22.



Notary Public



My Commission Expires: 5-23-23