Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 911282 DEEDWARR
09/01/2022 10:09:49 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20220901-0098597

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, [illegible] for this transfer is $780,000.00

Affiant

Subscribed and sworn to before me this 31st day of August, 2022.

Notary Public
My commission expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Randall K. Winton, Jr. and Jennifer H. Winton	New Owner	186-04-0A-217-00
609 Westcott Lane Nolensville, TN 37135		

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 **John D. Wolfe, Jr and Juanita R. Wolfe, Trustees of Wolfe Family Revocable Living Trust dated December 11, 2015** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Randall K. Winton. Jr. and Jennifer H. Winton, 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. 415, on the Plan of Burkitt Place, Phase 2D, Section 3, of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John D. Wolfe, Jr., and Juanita R. Wolfe, husband and wife, by deed from Neil B. Schrum and James Wesley Harris, Jr., of record in Instrument No. 20140801-0068652, Register's Office for Davidson County, Tennessee, and dated July 31, 2014. John D. Wolfe, Jr., and Juanita R. Wolfe conveyed their interest to John D. Wolfe, Jr., and Juanita R. Wolfe, Trustees of the Wolfe Family Revocable Living Trust Agreement dated

December 11, 2015, by Quitclaim Deed of record in Instrument No. 20160219-0016180, Register's Office for Davidson County, Tennessee.

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 Burkitt Place of record in Instrument No. 20120517-0043031 Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee

4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps, and Appurtenances of record in Instrument No. 20050908-0108101, Register's Office for Davidson County, Tennessee.

6. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915 Register's Office for Davidson County, Tennessee.

7. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060306-0025388 and amended in Instrument No. 20070202-0014304 in the official records of the Davidson County Register of Deeds.

8. By-Laws of record in Instrument No. 20060306-0025388 and amended in Instrument No, 20180926-0095460, Register's Office for Davidson County, Tennessee.

This property is improved property known as 609 Westcott Lane, 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 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 31st day of August, 2022.

Wolfe Family Revocable Living Trust dated December 11, 2015

By: _____
John D. Wolfe, Jr, Trustee

By: _____
Juanita R. Wolfe, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2022, before me personally appeared John D. Wolfe, Jr and Juanita R. Wolfe, Trustees of Wolfe Family Revocable Living Trust dated December 11, 2015, 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 31st day of August, 2022.

_____
Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY