WARRANTY DEED

Karen Johnson Davidson County
Batch# 917064 DEEDWARR
09/15/2022 11:17:29 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220915-0103041

Y-CRE-22-7806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maurice N. El Haj and Marie-Yolande El Haj Family Trust	**New Owner**	
(NAME)	(NAME)	
3208 City Lights Dr.		**186-04-0B-004.00-CO**
(ADDRESS)	(ADDRESS)	
Aliso Viejo, CA 92656		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER JENNINGS RUTLAND AND LINDSEY NICOLE RUTLAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAURICE N. EL HAJ AND MARIE-YOLANDE EL HAJ, TRUSTEES OF THE MAURICE N. EL HAJ AND MARIE-YOLANDE EL HAJ FAMILY TRUST DATED 02/18/2004, RESTATED AND AMENDED 03/21/2012,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument 20070207-0016043 amended in Instrument 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument 20070125-0010028, corrected in Instrument 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration in Instrument 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Tyler Jennings Rutland and Lindsey Nicole Rutland, husband and wife by Warranty deed from Matthew Charles Tilton and Manwa Naseeb Tilton, husband and wife of record in Instrument No. 20190205-0011046 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 05, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070125-0010028, corrected in Instrument Number 20070214-0018953, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of The Village of Burkitt Place of record in Instrument Number 20070207-0016043, as amended in Instrument Number 20070208-0016738, and in Instrument Number 20060306-0025388, as amended in Instrument Number 20070202-0014304 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.
- First Amendment to By-Laws of Burkitt Place Homeowner's Association of record in Instrument Number 20180926-0095460, in the Register's Office for Davidson County, Tennessee.
- Charter of The Village of Burkitt Place Owner's Association, Inc. of record in Instrument Number 20070206-0015779, in the Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
- Inspective and Maintenance Agreement of record in Instrument Number 20070724-0087659, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Agreement of record in Instrument Number 20070724-0087694, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20050816-0096915 and in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement of record in Instrument Number 20061109-0139669, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement to United Telephone Company of record in Instrument Number 20060607-0067534, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7806 Kemberton Dr. W, Nolensville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 2nd DAY OF SEPTEMBER, 2022.

Tyler Jennings Rutland

Lindsey Nicole Rutland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER JENNINGS RUTLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY NICOLE RUTLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212