Karen Johnson Davidson County
Batch# 925154 DEEDWARR
10/04/2022 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20221004-0109561

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3373083

Return to:

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value for this transfer, whichever is greater, is $ 420,000.00.

Affiant

Subscribed and sworn to me, this the 4 day of October, 2022.

Notary Public

My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Address:
3302 Tasker Drive
Nolensville, TN 37135

Parcel ID:
187-01-0B-05200

Property owner: Ayanna Freeman
3302 Tasker Drive
Nolensville, TN 37135

Mail tax bills to:
New Owner

THIS INDENTURE is made effective the 30th day of September, 20 22, by **Robert Malcom Wagstaff and Claudia Paulina Wagstaff, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Ayanna Freeman, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 52 on the Plan of Burkitt Ridge, Phase 3A, Section 2, of record in Plat at Instrument No. 20201204-0141075, 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 Robert Malcolm Wagstaff and Claudia Paulina Gawrys, husband and wife, by Warranty Deed dated October 15, 2021 from Regent Homes, LLC, a Tennessee limited liability company, recorded October 18, 2021 at Instrument No. 20211018-0139797, Register's Office for Davidson County, Tennessee.

Claudia Paulina Wagstaff is one and the same person and formally known as Claudia Paulina Gawrys.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20201204-0141075; Easement to Piedmont Natural Gas Company of record at Instrument No. 20110311-0019588; Anchor Easement to Metropolitan Government of Nashville and Davidson County of record at Instrument No. 20140204-0009863; Restriction for Stormwater Facilities and Systems of record at Instrument No. 20190131-0009559; Charter for Burkitt Ridge Neighborhood Association, Inc. of record at Instrument No. 20200910-0102877 and Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record at Instrument No. 20200911-0103602, Supplemented at Instrument No. 20201120-0137028; Instrument No. 202108260115548 and Instrument No. 20220225-0021710, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, all in the Register's Office for Williamson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2022, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Robert Malcom Wagstaff

Claudia Paulina Wagstaff

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Robert Malcom Wagstaff**, 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 SEAL AT OFFICE, in Davidson County, this the 22nd day of August, 2022.

NOTARY PUBLIC

My Commission Expires: January 11, 2026

KATICA ZIVKOVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Claudia Paulina Wagstaff**, 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 SEAL AT OFFICE, in Davidson County, this the 22nd day of August, 2022.

NOTARY PUBLIC

My Commission Expires: January 11, 2026

KATICA ZIVKOVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

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 9/30/22.

Affiant Signature

10/4/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/4/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON