Karen Johnson Davidson County
Batch# 936628 DEEDWARR
11/01/2022 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20221101-0117930

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 37398-10-2022 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $370,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 28th day of October, 2022.<br><br>Notary Public<br>My Commission Expires: |

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 6TH, 2026

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Eric Meyers<br>Dawna Marie Meyers<br>7507 Kemberton Court<br>Nolensville, TN 37135 | Legacy Home Properties, LLC.<br>Suite 207<br>1804 Williamson Ct.<br>Brentwood, TN. 37027 | Map and Parcel No.:<br>186040B04700CO |

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, John Brandon Rife and wife Sara Helen Rife (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Eric Meyers and wife Dawna Marie Meyers (collectively, "Grantees"), their 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 7507 Kemberton Court, Nolensville, Davidson County, Tennessee 37135.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors has executed this instrument on the 28th day of October, 2022.

GRANTORS:

John Brandon Rife

Sara Helen Rife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 28th day of October, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 47, together with the appurtenant interest in the common elements of The Village of Burkitt Place, a horizontal property regime with private elements established by Declaration in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned amended Declaration in Instrument No. 20070208-0016738 and being located on the Plan of Burkitt Place Phase 2C of record in Instrument No. 20070125-0010028 as corrected in Instrument No. 20070214-0018953, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Brandon Rife and wife, Sara Helen Rife by deed dated September 27, 2007 from Beazer Homes Corp., Inc. of record in Instrument No. 20071003-0117642, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, assumed by Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Village of Burkitt Place, of record in Instrument No. 20070207-0016043, amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Declaration of Covenants, Conditions By-Laws and Restrictions for Burkitt Place, of record in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the PUD Boundary Plan of record as Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
7. Easement for right of way in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.
8. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
9. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

**Certificate of Authenticity**
**for Electronically Filed Document**

I, Ragan Veach, 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 October 28, 2022 (date of document)

Date: November 1, 2022

Ragan Veach
Affiant Signature

State of Tennessee )
)
County of Williamson )

Sworn to and subscribed before me this 1st Day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

