Karen Johnson Davidson County
Batch# 946860 DEEDWARR
12/01/2022 03:25:26 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20221201-0126005

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

AFFIANT

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF NOVEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/11/2026

(SEAL)

Rec'd 12/1/22

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36126

ADDRESS FOR NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Andrew Stansfield and Katelyn Stanfield	SAME ADDRESS AS NEW OWNER	187-09-0A-088.00 CO
(NAME) 4830 Kintore Drive	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **ON POINT CONSTRUCTION COMPANY, INC., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Stansfield and Katelyn Stansfield, husband and wife,**, hereinafter called the Grantee(s), and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Burkitt Village, Phase Six, Section One of record in Instrument No. 20210421-0053389, 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 part of the same property conveyed to On Point Construction, Inc., a Tennessee corporation., by deed from Kiddsroad, LLC, a Tennessee limited liability company, of record in Instrument No. 20220912-0101914, Register's Office for Davidson County, Tennessee, dated September 1, 2022 and recorded on September 12, 2022. Also by Quitclaim Deed as Instrument No. 20190130-0009076 and Warranty Deed in Instrument No. 20051031-0131233 and Warranty Deed in Instrument No. 20051007-0121788, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, corrected in Instrument No. 20170720-0073494 and DCCR's in Instrument No. 20170720-0073493, Instrument No. 20171108-0114807, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No.20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20201012-0013675, Instrument No, Register's Office for Williamson County, Tennessee; and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐ improved ☒ property known as:

4830 Kintore Drive, Nolensville, TN, 37135

Property Address

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

IN WITNESS WHEREOF, my hand, this 30th day of November, 2022.

On Point Construction Company, Inc., a Tennessee corporation

BY: _____
Karen Yazdian, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Karen Yazdian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the President of **On Point Construction Company, Inc., a Tennessee corporation**, the within named bargainor, and that (s)he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself in her capacity as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2022.

_____
Notary Public

My Commission Expires: 1/15/2026

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY