This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P22-0880-D

Karen Johnson Davidson County
Batch# 946987 DEEDWARR
12/02/2022 10:20:23 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20221202-0126196

WARRANTY DEED

Address of New Owners:
Josh Corbitt, Jimmy Corbitt and Lyndal Corbitt
8173 Settlers Way
Nashville, TN 37221

Send Tax Bills To:
Josh Corbitt

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dennis Kurttila and wife, Jamie McKeel,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Jimmy Corbitt and Lyndal Corbitt, husband and wife, and Joshua D. Corbitt as joint tenants with right of survivorship

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 135 on the Plan of Section Three, Boone Trace at Biltmore, of record in Plat Book 9700, Page 758 and 759 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 Dennis Kurttila and wife, Jamie McKeel by Warranty Deed from Lydia Catherine Landers and Jaxson William Fay, wife and husband, of record in Instrument No. 20211102-0146410, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Settlers Way and Aimes Court.

This conveyance is subject to all matters shown on a plat of record in Plat Book 9700, Page 758-759 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 7265, Page 657 and Book 9342, Page 312 and as rerecorded in Book 9735, Page 931 and as amended in Book 10032, Page 813 and supplemental restrictions of record in Book 10306, Page 817 and Book 11455, Page 443 and Instrument 20010717-0075902 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Charter for Boone Trace Homeowner's Association of record in Book 9607, Page 534 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a quitclaim deed for open space or common areas of record in Instrument 20011119-0126831 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement in favor of Metropolitan Government of Nashville and Davidson County of record in Book 8992, Page 62 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a General Permit in favor of Southern Bell Telephone and Telegraph Co. of record in Book 756, Page 142 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 8173 Settlers Way, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO: 2022 County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 heirs 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.

Witness our hands this the 1st day of December, 2022.

Dennis Kurttila

Jamie McKeel

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Kurttila and wife, Jamie McKeel 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 as their free act and deed.

Witness my hand and official seal at office this 1st day of December, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2022.

Notary Public

My Commission Expires: _____

Parcel: 126 15 0A 169.00

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023