Karen Johnson Davidson County
Batch# 952260 DEEDWARR
12/16/2022 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20221216-0130157

Prepared by:
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615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $655,000.00

Affiant

Subscribed and sworn to before me this 14th day of December, 2022.

Notary Public
My commission expires: 2/1/23

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kristopher Ferguson 601 Westcott Lane Nolensville, TN 37135	Navy Federal Clu 820 Follin Lane Vienna, VA 22180	186-04-0A-123.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Terry Cornelius and Saundra Cornelius, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kristopher Ferguson, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 416, on the Final Plat of Burkitt Place, Phase 2B, as shown by plat appearing of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry Cornelius and Saundra Cornelius, husband and wife, by deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20071101-0129013, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Burkitt Place of record in Instrument No. 20070222-0021966 Register's Office for Davidson County, Tennessee.

3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915 Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

5. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.

7. Sewer Easement of record in Instrument No. 20050908-0108101, Register's Office for Davidson County, Tennessee.

8. Right of Way Easement of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.

9. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060306-0025388 as amended in Instrument No. 20070202-0014304 in the official records of the Davidson County Register of Deeds.

10. Charter of Burkitt Village Homeowners Association of record in Instrument No. 20121213-0114972 Register's Office for Davidson County, Tennessee.

This property is improved property known as 601 Westcott Lane, Nolensville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of December, 2022.

Terry Cornelius

Saundra Cornelius

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of December, 2022, before me personally appeared Terry Cornelius and Saundra Cornelius, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of December, 2022.

Notary Signature
My commission expires: 2/12/23



$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 December 14, 2022

Tracey Trumphour
Affiant
Date: 12-14-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of December, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY