Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143099** Karen Johnson Davidson County Batch# 956866 **DEEDWARR** 12/30/2022 01:01:21 PM 2 pgs Fees: $13.00 Taxes: $2,164.50 20221230-0133991	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $585,000.00 Affiant Subscribed and sworn to before me, this 30th day of December, 2022. Notary Public My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shane Nesler and Claudia Nesler 1329 Duns Lane Nolensville TN 37135	New Owner	Tax Parcel ID No. 187 09 0A 298.00

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, **Daniel Hart Gaynor and Jessica Waters Gaynor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shane Nesler and Claudia Nesler, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Phase Three, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170510-0046571, 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 Daniel Hart Gaynor and Jessica Waters Gaynor, husband and wife by Warranty Deed from Amanda Jane Tarling, a single woman of record in Instrument No. 20210910-0121576, in the Register's Office of Davidson County, Tennessee, dated September 08, 2021 and recorded on September 10, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Three Burkitt Village, as recorded in Instrument No. 20170510-0046571.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130717-0074035 as Supplemented and amended in Instrument No. 20140814-0073542; Instrument No. 20170720-0073493 and Instrument No. 20190729-0074339.

Easement for Sanitary Sewers, recorded in Instrument No. 20051031-0131232.

Easement for Grant of Easement, recorded in Instrument No. 20140509-0039932.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20150622-0059212 and Instrument No. 20150626-0061523.

This is improved property located at 1329 Duns Lane Nolensville TN 37135

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record.. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 30th day of December, 2022.

Daniel Hart Gaynor

Jessica Waters Gaynor

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Hart Gaynor and Jessica Waters Gaynor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of December, 2022.

Notary Public
My Commission Expires: 4.22.2023

