Karen Johnson Davidson County
Batch# 971037 DEEDWARR
02/15/2023 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20230215-0011011

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF FEBRUARY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7/15/26

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)
MONTGOMERY COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36218

ADDRESS FOR NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Michael L. Whitted, Margaret A. Whitted	SAME ADDRESS AS NEW OWNER	187-09-0A-086.00 CO
(NAME)	(NAME)	
8333 Middlewick Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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 **Michael L. Whitted and Margaret A. Whitted, 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. 86 on the Plan of Burkitt Village, Phase Six, Section One, of record in Instrument No. 20210421-0053389, 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 On Point Construction, Inc., a Tennessee corporation, by Quitclaim Deed from Kiddsroad, LLC, a Tennessee limited liability company, of record on September 12, 2022, as Instrument No. 20220912-0101914, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed of record on January 30, 2019 as Instrument No. 20190130-0009076, Warranty Deed of record on October 31, 2005 as Instrument No. 20051031-0131233, and Warranty Deed of record on October 7, 2005 as Instrument No. 20051007-0121788, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Burkitt Village of record in Instrument No. 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's of record 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, and Instrument No. 20170504-0044438, corrected in Instrument No. 20170720-0073494 and DCCR's of record 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. 20210601-0072620, and Instrument No. 20210129-0013675; Charter of Burkitt Village of record in Instrument No. 20121213-0114972, 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:

8333 Middlewick Lane, 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.

[SIGNATURES COMMENCE ON PAGE 3]

IN WITNESS WHEREOF, my hand, this 13th day of February, 2023.

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 13th day of February, 2023.

_____
Notary Public

My Commission Expires: 4-19-2025

APRIL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/2023.

Affiant Signature

2/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/14/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON