Karen Johnson Davidson County
Batch# 978000 DEEDWARR
03/07/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20230307-0016389

WARRANTY DEED

JOSEPHINA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day March 2023 .

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joey M.Verge and Jill M. Fitcheard-Verge	New Owner	186 04 0A 476.00
(NAME)	(NAME)	
417 Marlowe Court		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Jennifer R Sweeney and Benjamin L. Sweeney, wife and husband**, sold, and by these presents do transfer and convey unto **Joey M. Verge and Jill M. Fitcheard-Verge, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 476, on the plan of Burkitt Place, Phase 2I, as shown on plat of record in Instrument No. 20130215-0015586, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jennifer R. Sweeney and Benjamin L. Sweeney, wife and husband by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated 02/07/2014, of record in Instrument No. 20140211-0012055, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Instrument No. 201302150015586, 20050920-0113225, Covenants, conditions, easements and restrictions recorded in Instrument No. 20060306-0025388, and amended in Instrument No. 20070202-0014304, recorded in Instrument 20150714-0068441, Bylaws record in Instrument 20180926-0095460, Agreement for Dedication of Easement recorded 09/08/2005 of record in Instrument No. 20050908- 0108101, Easement recorded 03/17/2006 of record in Instrument No. 20060317-0030915, Easement and Contribution Agreement recorded 08/16/2005 of record in Instrument No. 20050816-0096915, Stormwater Detention Agreement recorded 04/27/2006 of record inInstrument No. 20060427-0048083, Assignment of Developer's Rights recorded 01/06/2012 of record in Instrument No. 20120106-0001500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

unimproved ☐

This is improved ☒ 417 Marlowe Court, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6 day March 2023 .

Benjamin L. Sweeney

Jennifer R. Sweeney

State of Tennessee
County of Williamson

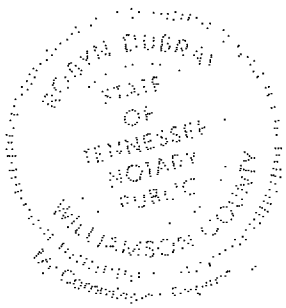
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin L. Sweeney and Jennifer R. Sweeney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of March, 2023.

Notary Public

My Commission Expires: 1-19-2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129



Certificate of Authenticity

I, Holly Mason, 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 3/6/23.

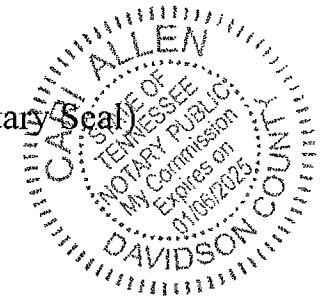
Affiant Signature

3/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH day of March, 2023.

Notary's Signature (Notary Seal)



My Commission Expires: 1-6-25