Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1092

Prepared by:
Record and Return To:
Williams and Rosenthal Title, Inc
[illegible] Blvd., Suite 180
[illegible]

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000 00

Affiant

SUBSCRIBED AND SWORN TO B
THIS 4th day of April, 2023

Notary Public

Commission Expires 7/6/24

SUSAN L REINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 988606 DEEDWARR
04/05/2023 10 04 21 AM 2 pgs
Fees. $13 00 Taxes $2,553 00
20230405-0024731

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven P. Saxton and Heather H. Saxton 9028 Macauley Lane Nolensville, TN 37135	NEW OWNER	186-04-0A-393.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Jennifer A. Cash, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Saxton and Heather Saxton, husband and wife.

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.

Land in Davidson County, Tennessee, being Lot No 393 on the Plan of Final Plat of Burkitt Place, Phase 2D, Section 2, "Cluster Lot Subdivision" PUD #: 2004P-035G12 of record in Plat at Instrument No. 20150818-0082791, 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 Jennifer A Cash, an unmarried woman by Warranty deed from Tina L. Smith, unmarried, by John Rula as Attorney-in-Fact by virtue of Power of Attorney recorded in Instrument No. 20200923-0108993, Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20200923-0108994 in the said Register's Office, dated September 11, 2020 and recorded on September 23, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as. 9028 Macauley 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 4th day of April, 2023.

Jennifer A. Cash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of April, 2023, before me personally appeared Jennifer A. Cash, 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 4th day of April, 2023

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Signature
My commission expires: 7/6/26