Karen Johnson Davidson County
Batch# 989634 DEEDWARR
04/10/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230410-0025411

37552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Erin Michelle Bergner and Jeremy Shawn Bagwell	FirstBank	186-03-0-A-164.00CO
(NAME)	(NAME)	
109 Burkitt Commons Avenue	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Bettelon, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Erin Michelle Bergner and Jeremy Shawn Bagwell, wife and husband**, 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, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 164, on the FINAL PLAT, BURKITT COMMONS, PHASE I, of record in Instrument No. 20180119-0006002, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert Bettelon, an unmarried man and Jeffrey Bettelon, a married man, by Warranty Deed dated 10/26/2018 from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106941, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Bettelon, a single man by Quitclaim Deed dated 08/09/2019 from Jeffrey Bettelon, a married man of record in Instrument No. 20190819-0082572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Matters shown on plat of record in Instrument No. 20180119-0006002, Register's Office for Davidson County, Tennessee.
DCCRs of record in Instrument No. 20180202-0010924, as amended in Instrument No. 20190321 0025835, Register's Office for Davidson County, Tennessee.
Charter of Burkitt Commons HOA of record in Instrument No. 20180125-0008085, Register's Office for Davidson County, Tennessee.
Sewage Soil Absorption Letter of record in Book 4933, Page 801, Register's Office for Davidson County, Tennessee.
Easement for Contribution Agreement of record in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20050908-0108101, 20170919-0095932, 20171030-0110845, 20171030-0110846, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170308-0022983, Register's Office for Davidson County, Tennessee.

This conveyance is further 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 and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 109 Burkitt Commons Avenue, Nolensville, TN 37135
(House No.) (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 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 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.

Effective the 10th day of April, 2023.

Robert Bettelon

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10th day of April, 2023, before me personally appeared Robert Bettelon, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/25

RETURN TO:
First Title & Escrow Company, Inc.
3811 Bedford Avenue, Suite 205
Nashville, TN 37215

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/6/23 (date of document).

Affiant Signature

4/6/23
Date

State of Tennessee

County of Davidson

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

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY