Karen Johnson Davidson County
Batch# 995175 DEEDWARR
04/21/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20230421-0029690

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243701**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Affiant Subscribed and sworn to before me, this 20th day of April, 2023. Notary Public My Commission Expires: 11-21-24

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kristofer Gerkins and Sarah Gerkins 7526 Oakledge Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181 10 0A 321.00

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, **Ryan Thomas Ackerman and Victoria Gentry Ackerman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristofer Gerkins and Sarah Gerkins, husband and wife**, ("Grantees"), their 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. 1048 on the Plan of Autumn Oaks Subdivision Phase 10B, A Cluster Subdivision, of record in Plat at Instrument No. 20140331-0026145, 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 Ryan Thomas Ackerman and Victoria Gentry Ackerman, husband and wife, by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory trust, of record in Instrument No. 20210427-0055893, in the Register's Office of Davidson County, Tennessee, dated April 16, 2021 and recorded on April 27, 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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Autumn Oaks Subdivision Phase 10B, A Cluster Subdivision, as recorded in Plat Instrument No. 20140331-0026145.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Autumn Oaks, as recorded in Plat Book 6900, Page 786.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443, as amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6704, Page 397; Book 6704, Page 405, as amended in Book 6968, Page 30.

Easement for Right of Way, recorded in Book 2245, Page 271 and Book 4240, Page 667.

Easement for Water Mains and Appurtenances, recorded in Book 7515, Page 298.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9343, Page 196; Book 9343, Page 199 and Book 11217, Page 799.

Easement for Water Line, recorded in Book 3376, Page 239.

Easement recorded in Book 261, Page 284; Book 475, Page 547 and Book 6704, Page 397.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903.

Resolution by the Autumn Oaks HOA Board of Directors recorded in Instrument No. 20100414-0028160.

This is improved property located at 7526 Oakledge Drive Brentwood TN 37027

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 20th day of April, 2023.

Ryan Thomas Ackerman

Victoria Gentry Ackerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Thomas Ackerman and Victoria Gentry Ackerman, 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 20th day of April, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 20, 2023.

J. Carlton Drumwright

April 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY