(1)

WARRANTY DEED

RETURN TO:
TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

G-VRES-23-335

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/22/2026
(AFFIX SEAL)

Amanda M Clark
Notary Public
State of Tennessee
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Terrell Booker and Alison Ann Booker	New Owner	
(NAME)	(NAME)	**188-10-0C-237.00CO**
335 Moira Circle		
(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 consideration, the receipt of which is hereby acknowledged, **NUTT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW TERRELL BOOKER AND ALISON ANN BOOKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~**WILLIAMSON**~~ (2) Davidson COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3 of record in Plat at Instrument No. 20191126-0122176, and Scrivener's Affidavit of record in Instrument No. 20200207-0014664, 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 Nutt Properties, LLC, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated March 1, 2021 and recorded March 1, 2021 in Instrument No. 20210301-0025912, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20191126-0122176, corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, and Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit in Instrument No. 20171220-0129697, and Supplemental Declaration to Declaration of Charter, Easements, Covenants and Restriction for "Carothers Farms, Phase 3, Section 2" of record in Instrument No. 20190321-0025836, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094, in the Register's Office for Davidson County, Tennessee.
- Charter for Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
- Assignment and Assumption of Declarant Rights dated September 26, 2017 of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171116-0117787 and Instrument Number 20171116-0117788, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **335 Moira Circle, Nolensville, Tennessee 37135**.

Karen Johnson Davidson County
Batch# 998923 DEEDWARR
05/03/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,101.60
20230503-0032649

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), their heirs and 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), 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.

Witness my/our hand(s) this the 19 DAY OF APRIL, 2023.

Nutt Properties, LLC, a Tennessee limited liability company

BY: _____
Robert E. Nutt
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. NUTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NUTT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 of April, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **04/19/2023.**

Name: **Sheri Morgan**
Title: **President**
Date **05/02/2023**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **05/02/2023.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**