THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444364

Karen Johnson Davidson County
Batch# 1004237 **DEEDWARR**
05/17/2023 10 22 31 AM 2 pgs
Fees $13 00 Taxes $2,029 45

20230517-0036880

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $548,500 00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2023

Notary Public
My Commission Expires.

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Bruce John Swanson and Sally Jo Swanson 10008 Pamela Drive Roscoe, IL 61073	New Owner	Tax Parcel ID No 187 09 0A 291.00

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, **Bradley Hargis, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce John Swanson and Sally Jo Swanson, husband and wife**, ("Grantees"), its successors, 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. 291 on the Plan of Phase Three, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170510-0046571, 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 Bradley Hargis, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20181030-0107420, in the Register's Office of Davidson County, Tennessee, dated October 26, 2018 and recorded on October 30, 2018

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Three, Burkitt Village, SP Subdivision, as recorded in Instrument No. 20170510-0046571.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130717-0074035 as Supplemented and amended in Instrument No 20140814-0073542 and Supplemented in Instrument Nos. 20170720-0073493; 20190729-0074339.

Easement for Sanitary Sewers, recorded in Instrument No. 20051031-0131232

Easement for Grant of Easement, recorded in Instrument No. 20140509-0039932

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20150622-0059212, 20150626-0061523.

This is improved property located at 1301 Duns Lane Nolensville TN 37135

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 16th day of May, 2023.

Bradley Hargis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley Hargis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2023.

Notary Public

My Commission Expires: _____

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