Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230544448

Karen Johnson Davidson County
Batch# 1008678 **DEEDWARR**
05/30/2023 10 03 40 AM 2 pgs
Fees $13 00 Taxes $2,442 00

20230530-0040388

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $660,000 00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2023.

Notary Public
My Commission Expires: My Commission Expires Oct. 27, 2025

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Derek R. Knauss C/O Katherine McGill 219 Mayfair Nashville, TN 37205	New Owner	Tax Parcel ID No. 143-02-0A-005.00-CO

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, **Susan M Burman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek R. Knauss, unmarried**, ("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. 5 on the Plan of Phase Three, Harpeth Trace Estates, of record in Plat Book 5200, Page(s) 751 through 753, inclusive 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 Susan M. Burman, unmarried by Warranty deed from Susan Kochanowski, an unmarried woman of record in Instrument No. 20161025-0112630 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 25, 2016.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 751 through 753, inclusive, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5120, Page (s) 200, 208 & 918 and amended in Book 5178, Page 138 and corrected in Book 5787, Page 767, Book 5182, Page 769, Book 5380, Page 357, Book 5364, Page 882, Book 6274, Page 148 and Book 6407, Page 892, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement of record in Book 5120, Page 199 and in Book 5102, Page 956, in the Register's Office for Davidson County, Tennessee.

Charter of Harpeth Trace Services Association of record in Book 6556, Page 693, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 4889, Page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694 and Book 5360, Page 320, 20210203-0015702in the Register's Office for Davidson County, Tennessee.

Water Main easement of record in Book 5142, Page 690, Book 5142, page 694 and Book 5099, page 783, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 4734, Page 901, in the Register's Office for Davidson County, Tennessee.

Right-of-way easement of record in Book 5597, Page 186, in the Register's Office for Davidson County, Tennessee.

Water and Sewer easement of record in Book 5708, Page 544, Book 5708, page 615, Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.

Overhead Line easement of record in Book 6407, Page 892, in the Register's Office for Davidson County, Tennessee.

Deed of record in Book 8290, Page 451, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 616 Harpeth Trace Drive Nashville TN 37221

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 26th day of May, 2023.

Susan M Burman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan M Burman, 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 26th day of May, 2023.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026