Karen Johnson Davidson County
Batch# 1009333 DEEDWARR
05/31/2023 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $2,155.25
20230531-0040956

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $582,500.00

Affiant

Subscribed and sworn to me this 31 day of May, 2023.

NOTARY PUBLIC

My Commission Expires:

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36362

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **Michael Justin Williams and Helen M. Williams** | SAME ADDRESS AS NEW OWNER | M/P #187-09-0A-085.00 CO |
| (NAME) 8331 Middlewick Lane | (NAME) | |
| (ADDRESS) Nolensville, TN, 37135 | (ADDRESS) 1550 Timber Ridge Drive | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) Brentwood, TN 37027 | |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **On Point Construction Company, Inc., a Tennessee corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Michael Justin Williams and Helen M. Williams, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Burkitt Village, Phase Six, Section One of record in Instrument No. 20210421-0053389, 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 part of the same property conveyed to On Point Construction, Inc., a Tennessee corporation, by deed from Kiddsroad, LLC, a Tennessee limited liability company, of record in Instrument No. 20220912-0101914, Register's Office for Davidson County, Tennessee, dated September 1, 2022 and recorded on September 12, 2022. Also by Quitclaim Deed as Instrument No. 20190130-0009076 and Warranty Deed in Instrument No. 20051031-0131233 and Warranty Deed in Instrument No. 20051007-0121788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, Register's Office for Davidson County, Tennessee, and amended, supplemented and/or corrected by the following Instruments: 20140310-0020071, 20140814-0073542, 20150227-0017002, 20161118-0122034, 20161118-0122035, 20161118-0122036, 20161130-0125372, 20161130-0125373, 20170504-0044438, 20170720-0073493, 20170720-0073494, 20171108-0114807, 20180622-0060478, 20181204-0118306, 20190729-0074339, 20200909-0102654, 20200921-0107902, 20210129-0013675, 20210601-0072620 and 20210601-0072621, all in the Register's Office for Davidson County, Tennessee; and any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and property taxes for the current year which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.

This property is also known as **improved** property located at **8331 Middlewick Lane, Nolensville, TN 37135**.

**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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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.

**[SIGNATURES COMMENCE ON FOLLOWING PAGE]**

**WITNESS** my/our hand(s) this 31st day of May, 2023.

**On Point Construction Company, Inc., a Tennessee corporation**

**BY:** _____
**Karen Yazdian, President**

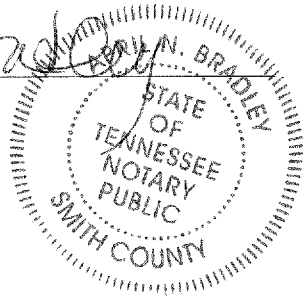
**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Karen Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the President of On Point Construction Company, Inc., a Tennessee corporation, the within named bargainor, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of On Point Construction Company, Inc., a Tennessee corporation, by herself as said President.

Witness my hand and official seal this 31st day of May, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4-19-2025



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 MAY 31, 2023.

Date

Affiant Signature

MAY 31, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of MAY, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025