WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010491 DEEDWARR
06/02/2023 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20230602-0041814

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-050445

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jie Prater	Jie Prater	
(NAME)	(NAME)	
1021 Vida Way, Unit 101	1021 Vida Way, Unit 101	186-03-0B-001.00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHANDLER CALDWELL, A SINGLE WOMAN AND GRADEY LANORIS CALDWELL, A SINGLE MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIE PRATER, Unmarried Woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Unit located in Davidson County, Tennessee, being Unit No. 101, of Burkitt Commons Stacked Flats, A Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, at seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Burkitt Commons Stacked Flats, A Condominium Development of record in Instrument No. 20210826-0115544 in the Register's Office for Davidson County, Tennessee, as amended by First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Burkitt Commons Stacked Flats, A Condominium Development of record in Instrument No. 20220304-0025194, in said Register's Office, as amended by Second Amendment to the Declaration of Covenants, Conditions, and Restrictions of Burkitt Commons Stacked Flats, A Condominium Development in Instrument No. 20220317-0031260, in said Register's Office, and may be amended from time to time, said Unit being identified on Exhibit "D" attached to said Declaration, as amended, together with an interest in and to any applicable Limited

Common Elements and Common Elements as specified in said Declaration, as amended, said Unit lying within Lot 75 on the Final Plat for Burkitt Commons, Phase 4, of record in Instrument Number 20200617-00630222, in said Register's Office, and subject to the provisions and requirements of that certain Master Declaration for Burkitt Commons of record in Instrument Number 20180202-0010924, as amended, in said Register's Office, as may be amended from time to time.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Newco-Burkitt, LLC, a Tennessee Limited Liability Company, and Burkitt Commons, LLC, a Tennessee Limited Liability Company, dated 04/20/2016, of record in Instrument 20160421-0039022, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chandler Caldwell, a single woman, and Gradey Lanoris Caldwell, a single man, joint tenancy with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 01/26/2023, of record in Instrument 20230202-0007818, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1021 Vida Way, Unit 101, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this the 30th day of May, 2023

Chandler Caldwell, by Gradey Lanoris Caldwell, Attorney in Fact

STATE OF GEORGIA
COUNTY OF Gwinnett

On this the 30th day of May, 2023, before me personally appeared Gradey Lanoris Caldwell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chandler Caldwell and who acknowledged she executed the same as the free act and deed of the said Chandler Caldwell .

Witness my hand and official seal, this the 30th day of May, 2023.

Notary Public
My Commission Expires: December 13, 2024
(SEAL)

JANINE WILUSZ
Notary Public - State of Georgia
Forsyth County
My Commission Expires Dec 13, 2024

Gradey Lanoris Caldwell

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Gradey Lanoris Caldwell, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2023.

Notary Public
My Commission Expires: December 13, 2024
(SEAL)

JANINE WILUSZ
Notary Public - State of Georgia
Forsyth County
My Commission Expires Dec 13, 2024

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 30, 2023.

Affiant
Date: June 2, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of June 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY