WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014985 DEEDWARR
06/14/2023 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230614-0045367

STATE OF TENNESSEE Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 2.6.24
(AFFIX SEAL)

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Diogo Barros	**Diogo Barros**	Map: 186040B06400
(NAME) 7543 Kemberton Court	(NAME) **7543 Kemberton Court**	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) **Nolensville, TN 37135**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BIMINI PASSPORT, LLC, A WYOMING LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DIOGO BARROS, SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 64 on the Plat of Burkitt Place Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Bimini Passport, LLC, a Wyoming limited liability company, by deed from Matthew D. Walter and wife, Amy B. Walter, of record in Instrument No. 20210924-0128828, dated September 14, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee; (3) Assignment of Developer's Rights of record in Instrument No. 20120106-0001500, in the Register's Office for Davidson County, Tennessee; (4) Charter for Burkitt Place Homeowners Association of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee; (5) Charter for The Village of Burkitt Place Homeowners Association of record in Instrument No. 20070206-0015779, in the Register's Office for Davidson County, Tennessee; (6) Easement to United Telephone Co. of record in Instrument No. 20060607-0067534 in the Register's Office for Davidson County, Tennessee, and in Book 3940, Page 211, in the Register's Office for Williamson County, Tennessee; (7) PUD Boundary of record in Instrument No. 20050920-0113225, in the Register's Office for Davidson County, Tennessee; (8) Easement Agreement of record in Book 3855,

Page 402, in the Register's Office for Williamson County, Tennessee and in Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee; (9) Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee; (10) Easement for Ingress and Egress to Cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee; (11) Easement and Contribution Easement of record in Book 3657, Page 344, in the Register's Office for Williamson County, Tennessee, and in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee; (12) Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee; (3) Assignment of Developer's Rights of record in Instrument No. 20120106-0001500, in the Register's Office for Davidson County, Tennessee; (4) Charter for Burkitt Place Homeowners Association of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee; (5) Charter for The Village of Burkitt Place Homeowners Association of record in Instrument No. 20070206-0015779, in the Register's Office for Davidson County, Tennessee; (6) Easement to United Telephone Co. of record in Instrument No. 20060607-0067534 in the Register's Office for Davidson County, Tennessee, and in Book 3940, Page 211, in the Register's Office for Williamson County, Tennessee; (7) PUD Boundary of record in Instrument No. 20050920-0113225, in the Register's Office for Davidson County, Tennessee; (8) Easement Agreement of record in Book 3855, Page 402, in the Register's Office for Williamson County, Tennessee and in Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee; (9) Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee; (10) Easement for Ingress and Egress to Cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee; (11) Easement and Contribution Easement of record in Book 3657, Page 344, in the Register's Office for Williamson County, Tennessee, and in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee; (12) Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 3845, Page 754, amended in Book 4166, Page 667, Book 4179, Page 811 and Book 6878, Page 228 (Williamson Co.) and Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, Instrument No. 20120106-0001500 and Instrument No. 20150714-0068441 (Davidson Co.) and DCCR's for The Village of Burkitt Place in Instrument No. 20070207-0016043, amended in Instrument No. 20070208-0016738 (Davidson Co.) and in Book 4188, Page 848, amended in Book 4188, Page 871 (Williamson Co.), and Book 3845, Page 789 (Williamson Co.), amended in Book 7470, Page 453 (Williamson Co.) and Instrument No. 20180926-0095460 (Davidson Co.), said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7543 Kemberton Court, 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 our hands this 5th day of June, 2023.

Bimini Passport, LLC

BY: _____
Randall S. Boll
Chief Executive Member

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Randall S. Boll with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Executive Member respectively of Bimini Passport, LLC the within named bargainer, and that he/she as such Chief Executive Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of June, 2023.

My Commission Expires: 2.6.2024

_____
Notary Public

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie G. Hayes, 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 **6/5/2023**.

Date

Affiant Signature

6/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of June, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: Date

Notary's Seal (if on paper)