WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025167 DEEDWARR
07/12/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230712-0053161

Y-C-23-9133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Wilford Patterson, Jr. and Mary Nell Patterson	New Owner c/o AmeriSave Bank	
(NAME)	(NAME)	
9133 Macauley Ln	1850 Parkway Pl. #400	**186-04-0A-489.00-CO**
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA A. WASHINGTON AND MICAH H. WASHINGTON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILFORD PATTERSON, JR. AND MARY NELL PATTERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 489 on the Plan of Final Plat, Burkitt Place, Phase 2K, Section 3, Cluster Lot Subdivision of record in Plat at Instrument No. 20140609-0049812, 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 Jessica A. Washington and Micah H. Washington, wife and husband by Warranty deed from Alexa McGraw and husband, Cameron McGraw of record in Instrument No. 20170509-0045807 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 09, 2017.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20140609-0049812, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on PUD Boundary Plat the Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee AND Book 3845, Page 754 and as amended in Book 4166, Page 667, as re-recorded in Book 4179, Page 811, Register's Office for Williamson County, Tennessee.
- First Amendment to By-Laws of HOA of record in Instrument Number 20180926-0095460, in the Register's Office for Davidson County, Tennessee AND Book 3845, Page 789 and amended in Book 7470, Page 453, Register's Office for Williamson County, Tennessee.
- Charter of Burkitt Place Homeowners Association, Inc. of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee.
- Common Area Conveyance to HOA of record in Instrument Number 20170120-0006761, in the Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee AND Book 3855, Page 402, in the Register's Office for Williamson County, Tennessee.
- Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee.
- Ingress & Egress Easement of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee.

• Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee AND Book 3657, Page 344, Register's Office for Williamson County, Tennessee.
• Right-of-Way Easement to United Telephone Company of record in Instrument Number 20060607-0067534, in the Register's Office for Davidson County, Tennessee AND Book 3940, Page 211, Register's Office for Williamson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Book 4889, Page 602, in the Register's Office for Williamson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9133 Macauley Ln, Nolensville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th DAY OF JULY, 2023.

Jessica A. Washington

Micah H. Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA A. WASHINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICAH H. WASHINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 July 7, 2023

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 7-7-23
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 7-7-23

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

