Karen Johnson Davidson County
Batch# 1039309 DEEDWARR
08/17/2023 08:15 58 AM 2 pgs
Fees: $13 00 Taxes $2,219 63
20230817-0064061

Prepared by.
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $599,900.00

Affiant

Subscribed and sworn to before me this 31st day of July, 2023.

Notary Public
My commission expires. _____

MISTY M THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Address of New Owner:	Send Tax Bills to:	Tax Information
Peter T and Anna H. Adams Family Trust 1124 Frewin St. Nolensville, TN 37135	New Owner	187-05-0A-020-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Charles C. Hampton and Patricia C. Hampton, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anna M. Adams, Trustee of the Peter T. and Anna M. Adams Family Trust dated November 22, 2017,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 20, as shown on the plan of Burkitt Springs, Phase 4B, of record in Instrument No. 20160802-0079556, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Charles C. Hampton and Patricia C. Hampton, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170214-0015369, Register's Office for Davidson County, Tennessee, and dated February 10, 2017

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2 All matters appearing on the plan of Burkitt Springs of record in Instrument No 20160802-0079556 Register's Office for Davidson County, Tennessee

3 Stormwater Easement of record in Instrument No 20130514-0048379 Register's Office for Davidson County, Tennessee

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20140110-0002949, as amended in Instrument No. 20150908-0091208, Instrument No 20161206-007545, and Instrument No 20170118-0005499 in the official records of the Davidson County Register of Deeds

This property is improved property known as 1124 Frewin Street, 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 Grantee(s), their heirs and assigns, forever Grantors covenant with To Grantee(s) that Grantor(s) are 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 Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31st day of July, 2023

Charles C Hampton

Patricia C Hampton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2023, before me personally appeared Charles C Hampton and Patricia C Hampton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2023

Notary Signature
My commission expires: 12-18-2023

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY