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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645087** Karen Johnson Davidson County Batch# 1039933 **DEEDWARR** 08/18/2023 10 35 14 AM 2 pgs Fees $13 00 Taxes $1,387 50 20230818-0064580	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $375,000 00. Affiant Subscribed and sworn to before me, this 14th day of August, 2023. Notary Public My Commission Expires 3/[illegible]

WARRANTY DEED

Address New Owner: Jessica Mueller 1517 Winding Creek Drive Nolensville TN 37135	Send Tax Bills To: FirstBank 722 Columbia Avenue Franklin, TN 37064	Tax Information: Tax Parcel ID No. 188 10 0C 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kaitlyn O'Connor, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Mueller, single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Lot No. 155, as shown on the map entitled Carothers Crossing, Phase 3, Section 1, of record in Instrument No. 20170523-0051054, 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 Kaitlyn O'Connor, a single woman, by Quitclaim Deed from and James W. O'Connor and Cheryl A. O'Connor, husband and wife, of record in Instrument No. 20230717-0054707, in the Register's Office of Davidson County, Tennessee, dated July 13th, 2023, and recorded on July 17th, 2023.

Being the same property conveyed to Kaitlyn O'Connor, a single woman and James W. O'Connor and Cheryl A. O'Connor, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20180207-0012542, in the Register's Office of Davidson County, Tennessee, dated February 05, 2018 and recorded on February 07, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Carothers Crossing, Phase 3, Section 1, as recorded in Instrument No. 20170523-0051054.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions for Carothers Crossing recorded in Instrument No. 20070627-0076581, as amended record in Instrument No. 20080515-0049893; Instrument No. 20171002-0100689 and Instrument No. 20180125-0008094. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582; Supplemental Declaration recorded in Instrument No. 20070821-0099817; Instrument No. 20070821-0099818; First Amendment in Instrument No. 20080515-0049892 and Supplemental Declaration recorded in Instrument No. 20171002-0100688.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20170802-0078549.

Easement for Parking, recorded in Instrument No 20180719-0070523.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20070702-0078659

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20070810-0095900

This is improved property located at 1517 Winding Creek Drive Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2023

Kaitlyn O'Connor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kaitlyn O'Connor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2023

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024