Karen Johnson Davidson County
Batch# 1068431 DEEDWARR
11/03/2023 11:05:13 AM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20231103-0086232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00.

Affiant

Subscribed and sworn to me on November 2, 2023

Notary Public
comm expires 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Tracey Perry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36647

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
David Tweel and Theresa Zwettler 65 Ravenwood Hills Circle Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	- 131-06-0C-052.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William D. Prickett and Anne R. Prickett, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto David Tweel, unmarried, and Theresa Zwettler, unmarried, as Tenants in Common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Revised Plat of Burton Hills Village of Ravenwood Tract 20 of record in Plat Book 6900, Page 363 and amended in Book 7436, Page 795 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 Zhenkai Zhang and Ran Xu, husband and wife by Warranty deed from William S. Ramey and wife, Sheryl D. Ramey of record in Instrument No. 20170621-0062464 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 21, 2017.

Being the same property conveyed to William D. Prickett, Jr. and Anne R. Prickett, husband and wife by Warranty deed from Ran Xu and Zhenkai Zhang, wife and husband of record in Instrument No. 20211108-0148812 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 08, 2021.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 Davidson County Property Taxes which have been prorated by the parties and paid by Grantors; 2024 and subsequent taxes, are assumed by the Grantee(s).

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 55, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 363, amended in Book 7436, Page 795, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, as amended in Book 6778, Page 536, Book 6911, Page 120 and in Book 7046, Page 520, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Ravenwood of record in Book 7071, Page 460, as amended in Book 7076, Page 691, Book 7146, Page 188, Book 7146, Page 183, Book 7147, Page 421, Book 7436, Page 795 and Book 9882, Page 733, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Charter of Burton Hills Village of Ravenwood Association, Inc. of record in Book 7189, Page 67 and Book 6517, Page 511 and amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee.

7. Charter of record in Book 6517, Page 505, amended in Book 6921, Page 216, in the Register's Office for Davidson County, Tennessee.

8. Charter of record in Book 6665, Page 1, amended in Book 6921, Page 210, in the Register's Office for Davidson County, Tennessee.

9. Sanitary Sewers and Storm Drainage of record in Book 3702, Page 250, in the Register's Office for Davidson County, Tennessee.

10. Agreement of record in Book 6470, Page 383, book 6655, Page 474 and Book 7147, Pages 411 and 416, in the Register's Office for Davidson County, Tennessee.

11. Assignment of Right and Status of Developer of record in Book 8967, Page 719, in the Register's Office for Davidson County, Tennessee.

12. Assignment of Water and Sewer Taps of record in Book 9193, Page 523, in the Register's Office for Davidson County, Tennessee.

13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 65 Ravenwood Hills Circle, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that it is 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; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 hand on November 2, 2023.

SELLERS:

William D. Prickett

Anne R. Prickett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William D. Prickett and Anne R. Prickett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Representative.

Witness my hand, at office, on November 2, 2023.

NOTARY PUBLIC

My Commission Expires: 11/2/2023

