Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17035

# WARRANTY DEED

VICTORIA HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF NOVEMBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3035LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Alae Rabiei | CMG Mortgage, Inc.<br>dba CMG Home Loans | |
| 2179 Kirkwall Drive | 3160 Crow Canyon Road # 400 | 187 09 0A 202.00 |
| Nolensville, TN 37135 | San Ramon CA 94583 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**KATHLEEN CASSIDY IDDINGS FKA KATHLEEN DOOLEY, AND DANIEL JAY IDDINGS, WIFE AND HUSBAND**

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

**ALAE RABIEI, A SINGLE WOMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 202 on the Plan of Phase One, Section One, Burkitt Village, SP Subdivision, of record in Plat at Instrument No. 20130719-0075067, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20130805-0081861, 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 Kathleen Dooley and Daniel Jay Iddings, wife and husband, by Warranty Deed from Alan R. Dilworth and Donna K. Dilworth, husband and wife, of record in Instrument No. 20200414-0039008, in the Register's Office of Davidson County, Tennessee, dated April 09, 2020 and recorded on April 14, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section One, Burkitt Village, SP Subdivision, as recorded in Instrument No. 20130719-0075067, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20130805-0081861.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130717-0074035, as Supplemented in Instrument No. 20140310-0020071; Instrument No. 20140814-0073542; Instrument No. 20150227-0017002; Instrument No. 20161118-0122034, with Instrument of Correction of record in Instrument No. 20161130-0125372; further Supplemented in Instrument No. 20161118-0122035, with Instrument of Correction of record in Instrument No. 20161130-0125373; further Supplemented in Instrument No. 20161118-0122036; Instrument No. 20170504-0044438, with Instrument of Correction of record in Instrument No. 20170720-0073494; further Supplemented in Instrument No. 20170720-0073493; Instrument No. 20171108-0114807; Instrument No. 20180622-0060478; Instrument No. 20181204-0118306; Instrument No. 20190729-0074339; Instrument No. 20200909-0102654; Instrument No. 20200921-0107902; Instrument No. 20210129-0013675 and Instrument No. 20210601-0072620.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20121029-0098753.

5. Application for Greenbelt Assessment - Agricultural recorded in Book 8844, Page 881; Book 8844, Page 884 and Instrument No. 20090730-0071373.

Karen Johnson Davidson County
Batch# 1073424 **DEEDWARR**
11/20/2023 11:00:03 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20231120-0090165

This is Improved property known as 2179 Kirkwall Drive, Nolensville, TN 37135

This is Improved property known as 2179 Kirkwall Drive, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 16th day of November, 2023.

Kathleen Cassidy Iddings

Kathleen Cassidy Iddings

Daniel Jay Iddings

Daniel Jay Iddings

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, KATHLEEN CASSIDY IDDINGS AND DANIEL JAY IDDINGS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of November, 2023.

Notary Public

My Commission Expires: 2-19-2024

