Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 231146288

Karen Johnson Davidson County
Batch # 1080721 DEEDWARR
12/12/2023 09:34:09 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20231212-0095612

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $540,000.00.

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 7th day of December, 2023.

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ed T. Hasselbring and Dana B. Hasselbring 733 Meadowcroft Ln Nolensville TN 37135-4022	New Owner	Tax Parcel ID No. 186-04-0A-206.00-CO

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, **Spencer Conrad Roland Cuthbert and Asya Nicole Cuthbert f/k/a Asya Nicole McNeal, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ed T. Hasselbring and Dana B. Hasselbring, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Revision Final Plat Burkitt Place Phase 2E, Lots 184, 229, 230, 232 through 238, 261 and 291 through 294 of record in Plat at Instrument No. 20090902-0082756, 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 Spencer Conrad Roland Cuthbert, unmarried and Asya Nicole Cuthbert, unmarried as joint tenants with rights of survivorship by Warranty Deed from Gerald Welch and wife, Alice Welch of record in Instrument No. 20210804-0104741 Register's Office for Davidson County, Tennessee, dated August 2, 2021 and recorded on August 4, 2021.

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.

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20070806-0093146 and revised in Instrument No. 20090902-0082756, Register's Office of Davidson County, Tennessee.
PUD Boundary of record in Instrument Number 20050920-0113225, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Burkitt Place, with By-Laws appended thereto, of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Instrument No. 20150714-0068441 and Instrument No. 20180926-0095460, 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.
Restrictions of record as Instrument Number 20140408-0029155 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 3845, Page 789, in the Register's Office for Davidson County, Tennessee.
Assignment of Developer Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee.
Quitclaim Deed for Common Areas to HOA of record in Instrument Number 20071220-0145868, in the Register's Office for Davidson County, Tennessee.
Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
Easement Agreement to Level 3 Communications, LLC of record in Instrument Number 20060317-0030915, in the Register's Office for Davidson 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.
Storm Water Detention Agreement of record in Instrument Number 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070724-0087694, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050908-0108101, in the Register's Office for Davidson County, Tennessee.
Ingress and Egress to Cemeter of record in Book 112, Page 184, in the Register's Office for Davidson County, Tennessee.
Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 3855, Page 402, in the Register's Office for Davidson County, Tennessee.
Easement to United Telephone Company of record in Book 3940, Page 211, in the Register's Office for Davidson County, Tennessee.
Easement to United Telephone Company of record in Instrument Number 20060607-0067543, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 200707240087659, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 733 Meadowcroft Ln Nolensville TN 37135-4022

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, Grantors have executed this instrument on this 7th day of December, 2023.

Spencer Conrad Roland Cuthbert

Asya Nicole Cuthbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer Conrad Roland Cuthbert and Asya Nicole Cuthbert, 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 7th day of December, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024