THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246768

Karen Johnson
Batch # 1116687
04/01/2024 08:58:01 AM
Fees: $13.00 Taxes: $1,720.13

Davidson County
DEEDWARR
2 pgs

20240401-0022000

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $464,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2024.

Notary Public
My Commission Expires: 6-17-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew J. Nash and Alexis A. Scott 713 Westcott Lane Nolensville TN 37135	New Owner	Tax Parcel ID No. 187-05-0A-123.00 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, **Nolan Verner and Tory Verner, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew J. Nash a/k/a Andrew Nash, an unmarried man, and Alexis A. Scott a/k/a Alexis Scott, an unmarried woman** ("Grantees"), their 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(s) 123, as shown on the map entitled Burkitt Springs Phase 1, of record in Instrument No. 20140115-0004012, 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 NOLAN VERNER AND TORY VERNER, HUSBAND AND WIFE, by deed from TODD S. CAMPBELL AND VICTORIA CAMPBELL, HUSBAND AND WIFE, of record in Instrument No. 20180424-0038307 , dated April 20, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 187-05-0A-123.00 CO.

Matters shown on the Plan of record in Instrument No. 20140115-0004012, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140110-0002949, said Register's Office.

Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20130514-0048379, said Register's Office.

This is improved property located at 713 Westcott Lane 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 28th day of March, 2024.

Nolan Verner

Tory Verner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nolan Verner and Tory Verner, 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 28th day of March, 2024.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025