THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447366** STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $525,000.00 Jennifer Rodriguez Affiant Subscribed and sworn to before me, this 16th day of April, 2024. Notary Public My Commission Expires: 6/25/25

WARRANTY DEED

Address New Owner: Stephen Mark Whisler and Barbara Ann Whisler 813 Branch Side Trail Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 187 05 0A 114.00

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, **Steven A. Yaeger, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Mark Whisler and Barbara Ann Whisler, husband and wife**, ("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. 114, on the Plat of BURKITT SPRINGS, PHASE 2, of record in Instrument No. 20150205-0011089, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Steven A. Yaeger, unmarried man, by Warranty Deed from Robert E. McAlhany and wife Geraldine McAlhany, of record in Instrument No. 20190710-0066977, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 10, 2019.

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 Burkitt Springs, Phase 2, as recorded in Instrument No. 20150205-0011089.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140110-0002949; as Supplement recorded in Instrument No. 20150908-0091208 and as Amended recorded in Instrument No. 20230206-0008336.

Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Instrument No. 20130514-0048379.

Karen Johnson Davidson County
Batch# 1123742 DEEDWARR
04/16/2024 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240416-0027242

This is improved property located at 813 Branch Side Trail 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 16th day of April, 2024.

Steven A. Yaeger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 16th day of April, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5TH, 2025

Tennessee Certification of Electronic Document

I, Emma Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/16/24 (date of document).

Affiant Signature

4/16/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of April, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL