39B

WARRANTY DEED

Karen Johnson
Batch # 1135671
05/16/2024 11:16:11 AM
Fees: $13.00 Taxes: $2,269.21

Davidson County
DEEDWARR
2 pgs

20240516-0036332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2024.

Lydia H Weaver
Notary Public

MY COMMISSION EXPIRES: 7/6/2025
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John Vest and Nola Vest	NEW OWNER	
(NAME)	(NAME)	187-09-0-A-280.00CO
2130 Kirkwall Drive	2130 Kirkwall Drive	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda J. Edquist, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nola H. Vest and John R. Vest, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 280, on the plan of PHASE ONE, SECTION TWO, BURKITT VILLAGE, of record in Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Linda J. Edquist, a married woman, by Warranty Deed dated 07/26/2022 from William Tharp, a single man, of record in Instrument No. 20220727-0085738, Register's Office for Davidson County, Tennessee.

Subject property was never the principal residence of the Grantor's spouse.

This conveyance is subject to the following: Matters shown on plat of record in Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record in Instrument No. 20130717-0074035, as supplemented in Instrument No. 20140310-0020071 (annexes Ph 1 Sec 2), and amended in Instrument No. 20140814-0073542, Register's Office for Davidson County, Tennessee, Charter of Burkitt Village HOA of record in Instrument No. 20121213-0114972, Register's Office for Davidson County, Tennessee, Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20131216-0126751 (affects Ph 1 Sec 2), Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2130 Kirkwall Drive, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is 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.

Effective the 14th day of May, 2024.

Linda J. Edquist

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of May, 2024, before me personally appeared Linda J. Edquist, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

My Commission Expires: 8/10/28

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Donald R. Barrett Jr.
State of Tennessee
Notary Public
Williamson County