# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1143146 DEEDWARR
06/04/2024 02:36:56 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20240604-0041766

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

MST 2024-0550

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Neysa Kelley | Legacy Home Loans | 187-09-0A-229.00-CO |
| (NAME) | (NAME) | |
| 4106 Alva Lane | 1036 Stearman Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | White House TN 37188 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Nicolas Lee West, also known as Nicholas Lee West, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neysa Kelley,** 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. 229 on the Plan of Phase Five, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20160608-0057962, 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 Nicolas Lee West, a single man by Warranty Deed from Karen Suzanne Rochelle of record in Instrument No. 20200706-0072576 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 06, 2020. The said Nicolas Lee West is one and the same person as Nicholas Lee West.**

**Subject to:** 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20160608-0057962, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20130717-0074035, together with the By-Laws attached as Exhibit "C"

therein, as amended by Supplement to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140814-0073542, and Supplement annexing Phase Five, Section Two, of record in Instrument No. 20161118-0122036, Supplement and Amendment of record in Instrument No. 20200909-0102654, Register's Office for Davidson County, Tennessee. Charter of the Burkitt Village HOA of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Global Signal Acquisitions, IV, LLC of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee. Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Burkitt Village. Common Open Space of record in Instrument Number 20221121-0123347, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4106 Alva Lane, Nolensville, TN 37135
(House Number) (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.

Witness my/our hand(s) this 31st DAY OF May, 2024.

Nicholas Lee West

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 31st day of May, 2024.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County