Karen Johnson Batch # 1146711 06/13/2024 09:38:44 AM Fees: $18.00 Taxes: $2,035.00 20240613-0044268 Davidson County DEEDWARR 3 pgs	**STATE OF TENNESSEE)** **COUNTY OF Davidson)** **The actual value or consideration, whichever is greater, for this transfer is $550,000.00.** Amanda Burnett **Affiant** **Sworn to and subscribed before me this 7th day of June, 2024.** **Notary Public** **My Commission Expires:** 10/26/24

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Andrew Hart Sarah Hart	8315 Middlewick Lane	Owner	
8315 Middlewick Lane			**187-09-0A-119.00-CO**
Nolensville, TN 37135	Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **GUY R. EDWARDS, A MARRIED MAN,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **ANDREW HUNTER HART AND SARAH LOUISE HART, HUSBAND AND WIFE,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Phase Five, Section One Burkitt Village of record in Plat at Instrument No. 20150210-0012343 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 Guy R. Edwards, a single man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160418-0036722 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 18, 2016. Scrivener's Affidavit recorded in Instrument No. 20240522-0038298.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

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 20150210-0012343, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, amended and supplemented in Instrument No. 20140310-0020071, Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035 and corrected recorded in Instrument No. 20161130-0125372 and Instrument No. 20161130-0125373, Instrument No. 20161118-0122036, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493 and corrected recorded in Instrument No. 20170720-0073494, Instrument No. 20171108-0114807, Instrument No. 20180622-0060478, and Instrument No. 20200909-0102654, 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
Charter of the Burkitt Village HOA of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
Conveyance of common area of record in Instrument Number 20150227-0017001, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20121029-0098753 and Instrument No. 20130724-0076308, in the Register's Office for Davidson County, Tennessee.
Easement to Global Signal of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
Easement agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
Lease agreement of record in Book 10424, Page 22, assigned in Instrument No. Instrument No. 20010724-0078137, Instrument No. 20051031-0131235, Instrument No. 20051107-0134543, Instrument No. 20140509-0039933 and Instrument No. 20140509-0039935, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or storm drainage easement of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
Ingress, Egress and Utility Easement of record in Instrument Number 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
Application for Greenbelt of record in Book 8844, Page 881 and 884, Instrument No. 20090730-00713373, in the Register's Office for Davidson County, Tennessee.
Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements

completed after January 1and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Jacqueline Jones, wife of Guy R. Edwards, is joining in this conveyance for the sole purpose of conveying any and all right, title, and interest she may have in and to the subject property by reason of her marital status or otherwise.

WITNESS my hand this the 7th day of June, 2024.

Guy R. Edwards

Jacqueline Jones

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Guy R. Edwards and Jacqueline Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 7th day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires