Karen Johnson Davidson County
Batch # 1149791 DEEDWARR
06/24/2024 12:57:38 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20240624-0046805

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-3638-TC

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT240500049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

Subscribed and sworn to before me, this the 21st day of June, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Austin and Lan Austin 320 Jade Creek Hollow Nolensville, TN 37135	New Owner	186 03 0A 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Andrew B. Darnell, an unmarried man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Richard Austin and Lan Austin, husband and wife,** 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. 110 on the plan of BURKITT COMMONS, PHASE 2 of record in Plat at Instrument No. 20181116-0112828, 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 Andrew B. Darnell, an unmarried man, by Warranty Deed from Jessica Laurin Marsh, a single woman, of record in Instrument No. 20220805-0089405, in the Register's Office of Davidson County, Tennessee, dated August 05, 2022 and recorded on August 05, 2022.

Being the same property conveyed to Jessica Laurin Marsh, by Quitclaim Deed from Jessica Laurin Marsh, unmarried and Jeffrey Brain Marsh, a married man, of record in Instrument No. 20210824-0114241, in the Register's Office of Davidson County, Tennessee, dated August 18, 2021 and recorded on August 24, 2021.

Being the same property conveyed to Jessica Laurin Marsh, unmarried, and Jeffrey Brain Marsh, married, as joint tenants with right of survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200331-0034698, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on March 31, 2020.

This is improved property located at: **600 Heck Lane, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 20th day of June, 2024.

GRANTOR:

Andrew B. Darnell

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew B. Darnell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of June, 2024.

LISA NEGRON
Notary Public - State of Florida
Commission # HH 246081
My Comm. Expires May 29, 2026
Bonded through National Notary Assn.

Notary Public
My Commission expires: 5-29-2026