This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3611-TC

Karen Johnson Davidson County
Batch# 1158407 DEEDWARR
07/16/2024 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20240716-0053231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2024.

Notary Public
My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Carroll Perkins and Lauryn Elizabeth England 8016 Settlers Way Nashville, TN 37221	CMG Mortgage, Inc dba CMG Home Loans 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	126 15 0A 005.00

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, we, **Timothy David Enders and Sarah Amanda Enders, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Carroll Perkins and Lauryn Elizabeth England, 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. 5, on the Plan of PHASE ONE, BOONE TRACE AT BILTMORE, of record in Plat Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy David Enders and Sarah Amanda Enders, husband and wife, by Warranty Deed from Holly M. Whitmire and Matthew C. Whitmire, wife and husband, of record in 20180104-0001378, in the Register's Office of Davidson County, Tennessee, dated December 29, 2017 and recorded on January 04, 2018.

This is improved property located at: **8016 Settlers Way, Nashville, TN 37221**

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. **See attached Exhibit "A".**

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 12th day of July, 2024.

GRANTOR:

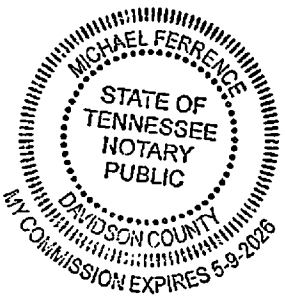
Timothy David Enders

Sarah Amanda Enders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy David Enders and Sarah Amanda Enders, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of July, 2024.



Notary Public
My Commission expires: 5-9-2026

Exhibit "A"

1. Subject to any and all notes and matters on the Subdivision Plat of record in Plat Book 7900, Page 667, said Register's Office.
2. Subject to Declaration of Covenants, Conditions and Restrictions for Boone Trace of record in Book 9342, Page 312, re-recorded in Book 9735, Page 931, as amended in Book 10032, Page 813 and supplements of record in Book 10306, Page 817, Book 11455, Page 443, Instrument Number 20001211-0121618, Instrument Number 20010717-0075902 and Instrument Number 20011119-0126832, said Register's Office.
3. Subject to Restrictive Covenants for Biltmore Development of record in Book 7265, Page 657, said Register's Office.
4. Subject to the Charter for Boone Trace homeowners association of record in Book 9607, Page 534, said Register's Office.
5. Subject to the Quitclaim Deed to the Boone Trace homeowners association for open space land of record in Instrument Number 20011119-0126831, said Register's Office.
6. Subject to an easement as conveyed to Tennessee Electric Power Company of record in Book 751, Page 396, said Register's Office.
7. Subject to an easement as conveyed to Southern Bell Telephone and Telegraph Co., Inc. of record in Book 756, Page 142, said Register's Office.
8. Subject to the grant of overhead line easements as conveyed to the Metropolitan Government of Nashville of record in Book 4181, Page 383, Book 4207, Page 514, Book 4207, Page 555, Book 4225, Page 587 and Book 8992, Page 62, said Register's Office.
9. Subject to easements for drainage purposes of record in Book 3027, Page 261 and Book 3027, Page 321, said Register's Office.
10. Subject to an easement for right of entry agreement underground as conveyed to Viacom Cable of record in Book 9665, Page 420, said Register's Office.
11. Subject to an agreement for dedication of public utility easement as conveyed to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013636 and Instrument Number 20150826-0086305, said Register's Office.
12. Subject to the Consent Judgment and Final Decree as conveyed to the State of Tennessee of record in Book 8975, Page 753, said Register's Office.
13. Subject to any and all notes and matters as shown on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, said Register's Office.

I, Thomas N. Jones, 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 July 12, 2024. (date of document).

Thomas N. Jones
Date: July 12, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 12th day of July, 2024.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY