WARRANTY DEED

Karen Johnson Davidson County
Batch # 1162196 DEEDWARR
07/25/2024 10:28:46 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20240725-0056257

W-P-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/6/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/06/2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George Elmer Davis, III and Jeannie Washington Davis	**NEW OWNER**	
(NAME)	(NAME)	**187-09-0A-005.00-CO**
12336 Auburndale Court		
(ADDRESS)	(ADDRESS)	
Venice, FL 34293		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE WILLIAM L. GRAVES AND JANE A. GRAVES TRUST NO. 1, DATED MAY 15, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE ELMER DAVIS, III AND JEANNIE WASHINGTON DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Two, Burkitt Village of record in Plat at Instrument No. 20200910-0103205, 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 William L. Graves and Jane A. Graves, as trustees of the and Graves Trust #1, dated May 15, 2018 by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 202105130064971 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 13, 2021. See Scrivener's Affidavit recorded in Instrument No. 20240723-0055355. The said Jane A. Graves having since died leaving William L. Graves as successor Trustee pursuant to Trust Agreement of the William L. Graves and Jane A. Graves Trust No. 1, dated May 15, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20200910-0103205, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20171108-01148707, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20210129-0013675 and Instrument No. 20210601-0072620, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20121213-0114972, 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.
- Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20121029-0098753, Instrument Number 20130724-0076308 and Instrument Number 20150626-0061523, 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.
- Sanitary Sewer Easement of record in Instrument Number 20051031-0131232, 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, Assignment of Lease in Instrument No. 20010724¬0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-0039935, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2017 Kirkwall Dr., Nolensville, Tennessee 37135**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF JULY, 2024.

The William L. Graves and Jane A. Graves Trust No. 1, dated May 15, 2018

BY: William L Graves
William L. Graves
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM L. GRAVES, TRUSTEE of THE WILLIAM L. GRAVES AND JANE A. GRAVES TRUST NO. 1, DATED MAY 15, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of July, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212