Karen Johnson Davidson County
Batch# 1172055 DEEDWARR
08/19/2024 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20240819-0063521

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 19 day of August, 2024. Notary Public My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Garry D. Wilson and Susan J. Wilson	**New Owner**	**187-09-0A-033-00CO**
4009 Liberton Way		
Nolensville, TN 37135		

FOR AND IN 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,

The Heirs of Leora Compton, being Daniel E. Compton, and David Compton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garry D. Wilson and Susan J. Wilson, 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. 33 on the Plan of Phase Nine, Section Two, Burkitt Village SP Subdivision, of record as Instrument No. 20180208-0012957, 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 Leora Compton, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated December 13, 2018, of record as Instrument No. 20181214-0121938, Register's Office for Davidson County, Tennessee. Leora Compton having since died and her Will being probated as Case No. 24P927, title vested in her two adult children: Daniel E. Compton and David Compton, with the executor having power to convey.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Instrument No. 20180208-0012957, Register's Office for Davidson, Tennessee.

c. Restrictive covenants contained in an instrument of record in Instrument No. 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, corrected in Instrument No. 20170720-0073494 and DCCR's in Instrument No. 20170720-0073493, Instrument No. 20171108-0114807, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20201012-0013675, Instrument No. 20210601-0072620, Instrument No. 20210129-0013675, Register's Office for Davidson County, Tennessee.

d. Easement to Global Signal of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee.

e. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20121029-0098753 and Instrument No. 20150713-0067951, in the Register's Office for Davidson County, Tennessee.

f. Charter for Homeowners Association of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.

g. Ingress, Egress and Utility Easement of record in Instrument No. 20121218-0116523, in the Register's Office for Davidson County, Tennessee.

h. Easement Agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.

i. Sanitary Sewer Easement of record in Instrument No. 20051031-0131232, in the Register's Office for Davidson County, Tennessee.

j. 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.

k. Deed of common areas to Homeowners Association of record in Instrument No. 20210601-0072621, in the Register's Office for Davidson County, Tennessee.

l. Subject to rights of others in and to common areas/elements.

m. Subject to lien for special assessment contained in DCCR's/Master Deed.

n. Subject to HOA dues- if any.

o. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4009 Liberton Way, Nolensville, TN 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 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.

*We certify by our signatures that this property was recently inherited and has never been the marital resicence of either grantor. This instrument may be executed in multiples and counterparts and the sum of the parts shall constitute an original.

Witness my/our hand(s):

8/14/24

Daniel E. Compton date

David Compton date

STATE OF Illinois

COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Daniel E. Compton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2024.

OFFICIAL SEAL
TIFFANY J MARTIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 3/10/25

Notary Signature

My commission expires: 3/10/25.

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, David Compton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of August, 2024.

Notary Signature

My commission expires:

File #: 24-337
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

David Compton 8/16/24
date

STATE OF Illinois

COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Daniel E. Compton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of August, 2024.

Cari Glasco
Notary Signature

OFFICIAL SEAL
CARI GLASCO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 1/13/2027

My commission expires:

STATE OF Illinois

COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, David Compton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of August, 2024.

Cari Glasco
Notary Signature

My commission expires:

File #: 24-337
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

OFFICIAL SEAL
CARI GLASCO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 1/13/2027

Certificate of Authenticity

I, Alicia Hamilton, 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

8/14/24 & 8/16/24.
Date

Affiant Signature

8/19/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of August, 2024.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON