Karen Johnson Davidson County
Batch# 1172227 DEEDWARR
08/20/2024 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,336.55
20240820-0063788

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $631,500.00

Affiant

Subscribed and sworn to before me this 19th day of August, 2024.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Stanley Villarreal Elisabeth Pannell Villarreal 1176 Frewin St. Nolensville, TN 37135	Same	187-05-0A-007-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Emmett M. Duncan, III and Jane Austin Duncan, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Stanley Villarreal and Elisabeth Pannell Villarreal, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plan of Burkitt Springs, Phase 4B, of record in Instrument No. 20160802-0079556, and amended by Scrivener's Affidavit of Plat correction of record in Instrument No. 20190109-0002443, 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 Emmett M. Duncan, III and Jane Austin Duncan, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170728-0076910, Register's Office for Davidson County, Tennessee, and dated July 28, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Burkitt Springs of record in Instrument No. 20160802-0079556 and Scrivener's Affidavit of record in 20190109-0002443, Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20140110-0002949, as amended in Instrument No. 20150908-0091208, Instrument No. 20161206-007545, and Instrument No. 20170118-0005499 in the official records of the Davidson County Register of Deeds.

4. Stormwater Easement of record in Instrument No. 20130514-0048379 Register's Office for Davidson County, Tennessee.

5. Overhang Easement of record in Instrument No. 20140204-0009867 Register's Office for Davidson County, Tennessee.

6. Anchor Easement of record in Instrument No. 20140204-0009866 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1176 Frewin Street, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 19th day of August, 2024.

Emmett M. Duncan, III

Jane Austin Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of August, 2024, before me personally appeared Emmett M Duncan, III and Jane Austin Duncan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2024.

Notary Signature
My commission expires: 2/1/27

AMY CROSS-NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 20th day of August, 2024

Sheri Engel

Dated 8/20/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 20th day of August, 2024

My commission expires: 2/7/27

Notary Public

