Karen Johnson Davidson County
Batch# 1183336 DEEDWARR
09/18/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240918-0072396

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 $480,000.00. Affiant Subscribed and sworn to before me, this 29th 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:
William S. Epps and Elaine Epps	**New Owner**	**186-04-0A-185.00CO**
8345 Elmcroft Court		
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,

Ronald D. Aydelott and Koleen D. Aydelott, husband and wife

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

William S. Epps and Elaine Epps, 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. 253 on the Plan of Final Plat, Burkitt Place, Phase 2E of record in Instrument No. 20070806-0093146, 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 all of the property conveyed to Ronald D. Aydelott and wife, Koleen D. Aydelott, by deed from Ronald D. Aydelott, Executor of the Estate of Martha Sisco Aydelott, of record in Instrument No. 20231019-0082177, Register's Office for Davidson County, Tennessee, dated October 18, 2023.

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 Instrument No. 20070806-0093146, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 3845, Page 754, amended in Book 4166, Page 667, Book 4179, Page 811 and Book 6878, Page 228, Register's Office for Williamson County, Tennessee.
d. Restrictive covenants contained in an instrument of record in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, Instrument No. 20120106-0001500 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.
e. By Laws of record in Book 3845, Page 789, amended in Book 7470, Page 453, Register's Office for Williamson County, Tennessee.
f. By Laws of record in Instrument No. 20180926-0095460, Register's Office for Davidson County, Tennessee.
g. Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee.
h. Assignment of Developers Rights of record in Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee.

i. Quitclaim Deed of common areas to Homeowners Association of record in Book 4499, Page 487, in the Register's Office for Williamson County, Tennessee.
j. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20071220-0145868 and Instrument No. 20170120-0006761, in the Register's Office for Davidson County, Tennessee.
k. Charter for Homeowners Association of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee.
l. Easement to United Telephone Co. of record in Instrument No. 20060607-0067534, in the Register's Office for Davidson County, Tennessee.
m. Easement to United Telephone Co. of record in Book 3940, Page 211, in the Register's Office for Williamson County, Tennessee.
n. PUD Boundary of record in Instrument No. 20050920-0113225, in the Register's Office for Davidson County, Tennessee.
o. Easement Agreement of record in Book 3855, Page 402, in the Register's Office for Williamson County, Tennessee.
p. Easement Agreement of record in Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
q. Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee.
r. Easement for Ingress and Egress to Cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee.
s. Easement and Contribution Easement of record in Book 3657, Page 344, in the Register's Office for Williamson County, Tennessee.
t. Easement and Contribution Easement of record in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
u. Storm Water Detention Agreement of record in Instrument No. 20060427-0048083 and Instrument No. 20070724-0087659, in the Register's Office for Davidson County, Tennessee.
v. Subject to rights of others in and to common areas/elements.
w. Subject to lien for special assessment contained in DCCR's/Master Deed.
x. Subject to HOA dues- if any.
y. 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 8345 Elmcroft Court, 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.

Witness my/our hand(s) this 29th day of August, 2024.

X _____
Ronald D. Aydelott

X _____
Koleen D. Aydelott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 29th day of August, 2024.

_____
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 24-366
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

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

8/29/24.
Date

Affiant Signature

8/29/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29th 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