Karen Johnson Davidson County
Batch# 1183594 DEEDWARR
09/19/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240919-0072693

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/18/2027

(AFFIX SEAL)

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH24-08156

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shane Glass and Joni Glass 7851 Kemberton Drive W Nolensville, TN 37135	Cadence Bank 2778 W. Jackson St. Tupelo, MS 38801	Tax Map(s): 186-04-0B-029.00 Parcel ID(s): 186-04-0B-029.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jenifer L. Mariencheck, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shane Glass and Joni Glass, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows: to- wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING UNIT NO. 29 ON THE FINAL PLAT OF BURKITT PLACE, PHASE 2C, A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD BOUNDARY PLAT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ, AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE OF BURKITT PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A PUD AS OF RECORD IN INSTRUMENT NO. 20070207-0016043 AND AMENDED IN INSTRUMENT NO. 20070208-0016738, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF BURKITT PLACE, PHASE 2C, A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD, OF RECORD IN INSTRUMENT NO. 20070125-0010028, CORRECTED IN INSTRUMENT NO. 20070214-0018953, AND AS SET OUT ON EXHIBIT "B" TO THE AMENDMENT TO THE DECLARATION, OF RECORD IN INSTRUMENT NO. 20070208-0016738, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JENIFER L. MARIENCHECK, A SINGLE WOMAN BY WARRANTY DEED FROM LARRY M. CASE, A MARRIED MAN OF RECORD AS INSTRUMENT NO. 20140915-0084171 IN THE REGISTER'S

OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 12, 2014 AND RECORDED ON SEPTEMBER 15, 2014.

PARCEL NUMBER 186-04-0B-029-00
BEING ALSO KNOWN AS 7851 KEMBERTON DRIVE W, NOLENSVILLE, TN 37135
SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **7851 Kemberton Drive W, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of September, 2024

Jenifer L. Mariencheck

STATE OF TENNESSEE

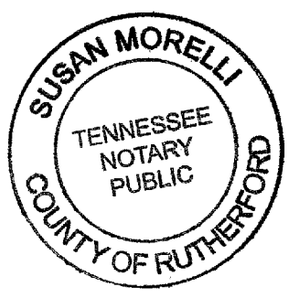
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jenifer L. Mariencheck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Murfreesboro, Tennessee, this 16th day of September, 2024..

Notary Public

My Commission Expires: 08-17-2025



Tennessee Certification of Electronic Document

I, Stephanie A Glenn, 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 9-16-24 (date of document).

Affiant Signature

9-16-24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

