Karen Johnson Davidson County
Batch # 1197034 DEEDWARR
10/23/2024 10:20:49 AM 2 pgs
Fees: $13.00 Taxes: $2,745.40

20241023-0082307

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $742,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2024

Notary Public

My Commission Expires: 03-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER DM-C-24-209

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Alan Davidson and Tamy Davidson	NEW OWNER ALAN DAVIDSON & TAMY DAVIDSON	186-04-0A-229-00
209 Foxley Court	209 FOXLEY COURT	
Nolensville, TN 37135	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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Brian Eckert and Nancy Eckert, a married couple

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

Alan Davidson and Tamy Davidson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 438 on the Final Plat, Burkitt Place, Phase 2D, Section 1, "Cluster Lot Subdivision" as shown on plat of record in Instrument Number 20111213-0097045, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Brian Eckert and Nancy Eckert, by Warranty Deed from Kimberly J. Stinson and Martin B. Stinson, wife and husband, dated 11/18/2022 and recorded 11/21/2022 in Instrument No. 20221121-0123332, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Instrument Number 20060306-0025388; amended in Instrument Number 20070202-0014304; Easements of record in Instrument Number 20050816-0096915, Instrument Number 20050908-0108101, Instrument Number 20060317-0030915 and Instrument Number 20061109-0139669; Amendment to By-Laws of record in Instrument Number 20180926-0095460; Assignment of Developer Rights of record in Instrument Number 20120106-0001500; Conveyances of Open Space in Instrument Numbers 20071220-0145868 and 20170120-0006761; Storm Water Detention Agreement of record in Instrument Number 20060427-0048083; Easement to United Telephone Co. of record in Instrument Number 20060607-0067534; Inspection and Maintenance Agreement for Private Stormwater

Management Facilities of record in Instrument Number 20070724-0087659; Sanitary Sewer Easement of record in Instrument Number 20070724-0087694; all matters shown on PUD Boundary Plat in Instrument Number 20050920-0113225; and all existing easements and all other matters shown on plat of record in Instrument Number 20111213-0097045, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Foxley 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, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 17th day of October, 2024

Brian Eckert

Nancy Eckert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2024, before me personally appeared Brian Eckert and Nancy Eckert, 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 17th day of October, 2024.

Notary Signature
My commission expires: 8-19-2028

