Karen Johnson Davidson County
Batch# 1200247 DEEDWARR
11/01/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20241101-0084828

WARRANTY DEED

(SEAL)
TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

File #24-TC-1213-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Rhett Wyatt	New Owner	
(NAME)	(NAME)	**187 09 0A 325.00**
1213 Duns lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ZACHARY A. MCMINN, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES RHETT WYATT, AND UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 325 on the Plan of PHASE FOUR, BURKITT VILLAGE, SP SUBDIVISION of record in Plat at Instrument No. 20180604-0053014, 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 Zachary A. McMinn, a married man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190916-0093834, in the Register's Office of Davidson County, Tennessee, dated September 13, 2019, and recorded on September 16, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FOUR, BURKITT VILLAGE, SP SUBDIVISION, as recorded in Instrument No. 20180604-0053014.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130717-0074035, supplemented in Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, corrected in Instrument No. 20161130-0125372, further supplemented in Instrument No. 20161118-0122035, corrected in Instrument No. 20161130-0125373, further supplemented in Instrument No. 20161118-0122036, Instrument No. 20170720-0073493, Instrument No. 20170118-0005499, Instrument No. 20171108-0114807, Instrument No. 20170504-0044438, corrected in Instrument No. 20170720-0073494, Instrument No. 20180622-0060478 and in Instrument No. 20181204-0118306.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171002-0100380.
* Easement for GTE Mobilnet of Nashville, recorded in Book 10424, Page 26.
* Easement for Sanitary Sewers, recorded in Instrument No. 20051031-0131232.
* Easement for Global Signal Acquisitions, IV, LLC, recorded in Instrument No. 20140509-0039932.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20150626-0061523 and Instrument No. 20150713-0067951.
* Memorandum of Lease Agreement as set forth in instrument recorded in Book 10424, Page 22 and as Assigned by Instrument No. 20051031-0131235.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1213 Duns Lane, 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th day of October, 2024.

Zachary A. McMinn

Lindsey McMinn

***LINDSEY MCMINN**, spouse of **ZACHARY A. MCMINN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **LINDSEY MCMINN** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2024, before me personally appeared Zachary A. McMinn, 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 28th day of October, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2024, before me personally appeared Lindsey McMinn, 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 28th day of October, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Joshua A. Terry, 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 10/18/24.

Affiant Signature – Joshua A. Terry

10/31/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/31/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27