Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $689,900.00

Sarah B. Jennings
Affiant

Subscribed and sworn to before me this 8th day of November, 2024

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1203001 DEEDWARR
11/08/2024 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,552.63
20241108-0087319

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Emile Jacquat and Carolyn Earl 409 Marlowe Court Nolensville, TN 37135	Same	186-04-0A-474-00

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 **Sarah B. Jennings, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Joseph Emile Jacquat and Carolyn Earl, 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. 474 on the Final Plat of Burkitt Place, Phase 2-I, of record in Instrument No. 20130215-0015586, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah B. Jennings, unmarried, by deed from Celebration Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140903-0080560, Register's Office for Davidson County, Tennessee, and dated August 22, 2014.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Burkitt Place of record in Instrument No. 20130215-0015586 Register's Office for Davidson County, Tennessee.

3. Easement and Contribution Agreement of record in Instrument No 20050816-0096915 Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Instrument No. 20060317-0030915 Register's Office for Davidson County, Tennessee.

5. PUD Boundary Plat of record in Instrument No. 20050920-0113225 Register's Office for Davidson County, Tennessee.

6. Right of Way Easement of record in Instrument No. 20061109-0139669 Register's Office for Davidson County, Tennessee.

7. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060306-0025388 as amended in Instrument No. 20070202-0014304 in the official records of the Davidson County Register of Deeds.

8. Charter of Burkitt Village Homeowners Association of record in Instrument No. 20121213-0114972 Register's Office for Davidson County, Tennessee.

This property is improved property known as 409 Marlowe 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 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 8th day of November, 2024.

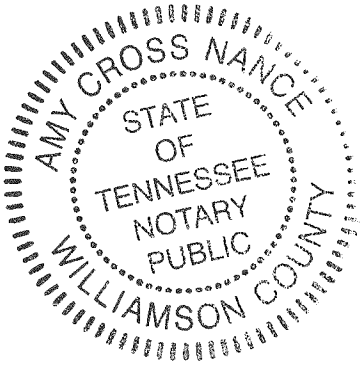
Sarah B. Jennings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of November, 2024, before me personally appeared Sarah B. Jennings, 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 8th day of November, 2024.

Notary Signature
My commission expires: 2/7/27



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 8th day of November, 2024

Sheri Engel

Dated 11/8/2024

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 8th day of November, 2024

My commission expires: 2/7/27

Notary Public

