Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241049118

Karen Johnson Davidson County
Batch # 1205189 DEEDWARR
11/14/2024 09:41:42 AM 2 pgs
Fees: $13.00 Taxes: $3,352.20
20241114-0088631

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$906,000.00~~.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2024.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Tharp and Jennifer Farley 9129 Macauley Ln Nolensville TN 37135	New Owner	Tax Parcel ID No. 186 04 0A 490.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Kressaty and Heather Chandler-Kressaty, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Tharp and Jennifer Farley, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 490, on the Plan of FINAL PLAT, BURKITT PLACE, PHASE 2K, SECTION 3, ''CLUSTER LOT SUBDIVISION'', as shown on plat of record in Instrument No. 20140609-0049812, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Kressaty and Heather Chandler-Kressaty, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20150722-0071930, in the Register's Office of Davidson County, Tennessee, dated June 17, 2015 and recorded on July 22, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT PLACE, PHASE 2K, SECTION 3, ''CLUSTER LOT SUBDIVISION'', as recorded in Instrument No. 20140609-0049812.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT BURKITT PLACE, as recorded in Instrument No. 20050920-0113225.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388, as Amended in Instrument No. 20070202-0014304 and Assignment of Developer's Rights recorded in Instrument No. 20120106-0001500 and Supplemental Declaration recorded in Instrument No. 20150714-0068441 and Amendment to Bylaws recorded in Instrument No. 20180926-0095460.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070724-0087694.

Easement for Right of Way, recorded in Instrument No. 20060317-0030915.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060427-0048083.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070724-0087659.

Title to that portion of the land lying below the ordinary low water mark of Mill Creek.

Easement for the flow of the waters of Mill Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

Common Open Space Deed recorded as Instrument No. 20170120-0006761.

This is improved property located at 9129 Macauley Ln Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2024.

John Kressaty

Heather Chandler-Kressaty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Kressaty and Heather Chandler-Kressaty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2024.

Notary Public
My Commission Expires:

