Prepared By
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1216531
12/16/2024 10 02 42 AM
Fees $13 00 Taxes $1,997 63

Davidson County
DEEDWARR
2 pgs

20241216-0097303

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $539,900 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF DECEMBER 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08 2027

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3251LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Justin M McGowan and Julia Fahey	New Owner	186 04 0A 149 00
7609 Kemberton Drive E		
Nolensville, TN 37135-4036		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS. CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES. AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE,

WILLIAM POWELL AND REBECCA TENNILLE* NKA REBECCA POWELL, HUSBAND AND WIFE

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

JUSTIN M. MCGOWAN , UNMARRIED AND JULIA FAHEY, UNMARRIED
As Tenants in Common with Rights of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A 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. 289 on the Final Plat of Burkitt Place, Phase 2 G, as of record in Instrument No 20070514-0057216, and Instrument No. 20070628-0077531, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to William Powell and Rebecca Tennille* by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company dated January 26, 2012 and recorded January 31, 2012 in Instrument No 20120131-0008530, Register's Office for Davidson County

*Rebecca Tennille is now known as Rebecca Powell, having since married William Powell.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1 Taxes and assessments for the year 2024 and subsequent years which are not yet due and payable

2 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records

3 Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4 Covenants, conditions, restrictions easements and other matters as shown on the plat recorded in Instrument No. 20070514-0057216 and 20070628-0077531, of the Public Records of Davidson County Tennessee

5 Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Instrument No 20060306-0025388, said document being as amended by instrument recorded in Instrument No 20070202-0014304, Instrument No. 20150714-0068441, Instrument No. 20180926-0095460 and Instrument No 20241119-0089824, all of the Public Records of Davidson County, Tennessee

6 As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons

7 Sanitary Sewer and/or Storm Drainage, Water Main, Pumps & Appurtenances Easement of record in Book 3678, Page 723 of the Public Records of Williamson County, Tennessee

8 Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, Page 273, of the Public Records of Williamson County, Tennessee,

9, Easement and Contribution Agreement of record in Instrument No 20050816-0096915 of the Public Records of Davidson County, Tennessee

10 Easement Agreement of record in Instrument No 20060317-0030915, of the Public Records of Davidson County, Tennessee

11 PUD Boundary Plat of record in instrument No. 20050920-0113225, of the Public Records of Davidson County, Tennessee

12, Right of Way Easement of record in Instrument No 20061109- 0139669, of the Public Records of Davidson County, Tennessee

13 Sanitary Sewer and/or Storm Drainage, Water Main, Pumps & Appurtenances Easement of record in Instrument No 20070724-0087694, of the Public Records of Davidson County, Tennessee

14 Assignment of Developers Rights recorded in Instrument No 20120106-0001500, of the Public Records of Davidson County, Tennessee

15, Easement recorded in Instrument No 20060317-0096915, of the Public Records of Davidson County, Tennessee

16 Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 7609 Kemberton Drive E, Nolensville TN 37135-4036

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 that we are 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 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 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 our hand on the 13th day of December, 2024.

William Powell

Rebecca Powell fka Rebecca Tennille

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM POWELL AND REBECCA POWELL FKA REBECCA TENNILLE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of December, 2024

Notary Public

My Commission Expires: 9.21.27

