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. 241249459

Karen Johnson Davidson County
Batch # 1226807 DEEDWARR
01/16/2025 09 51 51 AM 2 pgs
Fees $13 00 Taxes $2,192 25

20250116-0003539

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $592,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2025.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lee Ann Willoughby 3011 Lanark Dr Nolensville TN 37135	New Owner	Tax Parcel ID No. 187 09 0A 026.00

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, **Whitney Eccher, an unmarried woman, and Jamie Eccher, an unmarried woman,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lee Ann Willoughby, unmarried**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 26 on the Plan of PHASE NINE, SECTION TWO, BURKITT VILLAGE, SP SUBDIVISION plat of which is of record in Instrument No. 20180208-0012957, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Whitney Eccher, an unmarried woman and Jamie Eccher, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Andrew Patrick Heisley, of record in Instrument No. 20210915-0123528, in the Register's Office of Davidson County, Tennessee, dated September 10, 2021 and recorded on September 15, 2021.

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 PHASE NINE, SECTION TWO, BURKITT VILLAGE, SP SUBDIVISION, as recorded in Instrument No. 20180208-0012957.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130717-0074035, as Supplemented in Instrument No. 20180622-0060478.

Charter for Burkitt Village Homeowners Association, Inc., recorded as Instrument No. 20121213-0114972.

This is improved property located at 3011 Lanark Dr 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 14th day of January, 2025

Whitney Eccher

Jamie Eccher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Whitney Eccher and Jamie Eccher, 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 14th day of January, 2025.

Notary Public
My Commission Expires: _____

