Karen Johnson Davidson County
Batch# 1241997 DEEDWARR
02/27/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,112.70
20250227-0014827

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value, whichever is greater, for this transfer is $571,000.00

Jennifer P. Dadley
Affiant

Subscribed and sworn to before me, this 27 day of February, 2025.

Notary Public
My commission expires 9-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Berry Talley **Jenny Talley** **Nicholas Adams Rew**	**Legacy Home Loans, LLC**	**181100A31000CO**
7521 Oakledge Dr	**408 Highway 76**	
Brentwood, TN 37027	**White House, TN, 37188**	

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 ACKNOWLEDGE, WE,

Edward Modrowski and Patricia Modrowski, husband and wife

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

Jennifer Talley and Barry Talley, wife and husband, and Nicholas Adams Rew, a married man, as joint tenants with right 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. 1037, Plan of Autumn Oaks Subdivision, Phase 10B, of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Edward Modrowski and Patricia Modrowski, husband and wife, by Special Warranty Deed from NVR, Inc, a Virginia Corporation, T/A Fox Ridge Homes, dated July 9, 2015, of record in Instrument No. 20150715-0068882, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Water Line Easement of record in Book 3376, page 239 Register's Office for Davidson County, Tennessee.

Easement to Columbia Gulf Transmission Company of record in Book 4240, page 667 as partially released in Book 2245, page 271 Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement to Cemetery of record in Book 261, page 284 and Book 6704, page 397 Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 7515, page 298; Book 9343, page 196; Book 9343, page 199 and Book 11217, page 799 Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Plat Book 6900, page 786 Register's Office for Davidson County, Tennessee.

Charter of Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099442 Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7521 Oakledge Dr, Brentwood, TN 37027.

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, their heirs and assigns forever; and we do covenant with 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.

Edward Modrowski Date: 2/27/25

Patricia Modrowski Date: 2/27/25

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Edward Modrowski and Patricia Modrowski, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 6/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **February 27, 2025**

Affiant Signature

02/27/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 27, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY