Chapman

MAIL

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149730

Karen Johnson
Batch # 1245700
03/11/2025 09 43 52 AM
Fees $13 00 Taxes $2,238 50
Davidson County
DEEDWARR
2 pgs
20250311-0018189

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $605,000 00.

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2025

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William and Sharon Adams 824 Goswell Drive Nolensville TN 37125	New Owner	Tax Parcel ID No. 188 10 0A 321 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, **Mark Allen Whitten** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Randle Adams and Sharon Kaye Adams, husband and wife,** ("Grantees"), its successors, 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 321 on the Plan of CAROTHERS CROSSING, PHASE 7, SECTION 2 of record in Plat at Instrument No. 20211029-0145243, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Whitten, by Quitclaim Deed from Nicole Whitten, of record in Instrument No. 20250212-0010641, in the Register's Office of Davidson County, Tennessee, dated February 1st, 2025 and recorded February 12th, 2025.

Being the same property conveyed to Mark Whitten and Nicole Whitten, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221229-0133488, in the Register's Office of Davidson County, Tennessee, dated December 28, 2022 and recorded on December 29, 2022

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 7, SECTION 2, CAROTHERS CROSSING, as recorded in Instrument No. 20211029-0145243.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, as Supplemented in Instrument No's. 20070821-0099817, 20070821-0099818, 20171002-0100688 and Amendment recorded in Instrument No's. 20080515-0049892, 20171002-0100689 and Scrivener's Affidavit recorded in Instrument No. 20171220-0129697 and Assignment and Assumption of Declarant Rights recorded in Instrument No 20171002-0100690 and further Supplemented in Instrument No's 20190321-0025836, 20200803-0085638, 20210625-0086747 and 20230320-0019922

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No 20070627-0076581, as Amended in Instrument No's. 20080515-0049893 and 20180125-0008094.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No's. 20190508-0043213 and 20201013-0118762

Charter for Carothers Crossing Neighborhood Association, Inc recorded as Instrument No. 20070307-0027908.

This is improved property located at 824 Goswell Drive Nolensville TN 37125

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 3rd day of March, 2025

Mark Allen Whitten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Allen Whitten, 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 3rd day of March, 2025

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov 22, 2025