Karen Johnson Davidson County
Batch# 1253394 DEEDWARR
03/28/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20250328-0023406

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23823-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $479,900.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 20th day of March, 2025.

Notary Public
My Commission Expires: 9-11-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Schuyler Schuette 107 Burkitt Commons Ave Nashville Tn 37135	PHH Mtg Services PO Box 371458 Pittsburgh, PA 15250-7458	186-03-0A-165-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **107 Burkitt Commons LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Schuyler Schuette, a married woman** hereinafter called the Grantee(s), her 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. 165 on the Plan of Final Plat, Burkitt Commons, Phase 1 of record in Instrument No. 20180119-0006002, 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 107 Burkitt Commons LLC by Quitclaim Deed from Aaron Ammon and Megan Ammon, husband and wife, dated January 10, 2024, recorded February 14, 2024, of record in Instrument No. 20240214-0010420, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Aaron Ammon and Megan Ammon, husband and wife by Warranty Deed from David A. Wilson and Tara L. Wilson fka Tara L Felty aka Tara M. Felty, husband and wife, dated April 22, 2022, recorded May 5, 2022, of record in Instrument No. 20220505-0052127, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **107 Burkitt Commons Ave, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number 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 20th day of March, 2025.

GRANTOR:

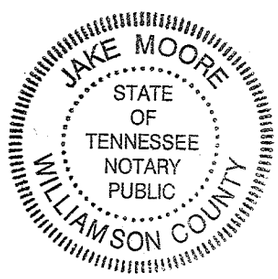
107 Burkitt Commons LLC, a Tennessee Limited Liability Company

By: _____
Aaron Ammon, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aaron Ammon, Sole Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of 107 Burkitt Commons LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of March, 2025.



_____
Notary Public
My Commission expires: 9-21-26

202503280023406

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 3/20/25.

Affiant Signature – Joshua A. Terry

3/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/26/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27