Bridgehouse
(1)

WARRANTY DEED

Karen Johnson
Batch # 1255878
04/03/2025 08 20 17 AM
Fees $13 00 Taxes $2,146 00

Davidson County
DEEDWARR
2 pgs

20250403-0025256

STATE OF TENNESSEE NOTARY PUBLIC MISTY M. THOMPSON WILLIAMSON COUNTY My Commission Expires 02-17-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of March, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Steven Edward McBride	USAA Federal Savings Bank	187-05-0-A-163.00 CO
(NAME)	(NAME)	
3400 Bristol Alley	1550 American Blvd East, Suite 440	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Bloomington, MN 55425	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 Rice Word and Mary Warner Word, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Edward McBride and Tara Michele McBride, husband and wife,** 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 163, Final Plat of Burkitt Springs, Phase 3, of record in Instrument No 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No 20170209-0013607, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Rice Word and Mary Warner Word, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 26, 2018, of record in Instrument No 20181030-0107403, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 3400 Bristol Alley, Nolensville, TN 37135
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20170113-0004177, corrected in Instrument No. 20170209-0013607; Restrictions of record in Instrument No. 20140110-0002949, Instrument No. 20170925-0097954 and Instrument No. 20230206-0008336, and Rules and Regulations of record in Instrument No. 20240620-0046336; Declaration of Restrictions and Covenants for Stormwater Facilities of record in Instrument No. 20130514-0048379; Conveyance of common area to Homeowners Association of record in Instrument No. 20221121-0123348; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 18th day of March, 2025

William Rice Word

Mary Warner Word

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Rice Word and Mary Warner Word, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of March, 2025

Notary Public
My Commission Expires _____

File No 39170

