WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1257846
04/11/2025 10 14 56 AM
Fees $18 00 Taxes $1,476 30

Davidson County
DEEDWARR
3 pgs

20250411-0027141

IE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS REATER, FOR THIS TRANSFER IS $399,000 00

Affiant

IBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of ril, 2025

Notary Public

My Commission Expires

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 3 2025

Prepared by:
Record and Return to
Chapman & Rosenthal
800 Crescent Centre I
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBERS
Colton Alexander Kraft and Shannon L Curry	NEW OWNER	188-10-0A-306-00 CO
1740 Park Terrace Lane		
Nolensville, TN 37135		

For and consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Vera Merriweather, Trustee of The Testamentary Trust established under the Last Will and Testament of Hugh M Fentress, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Colton Alexander Kraft, unmarried and Shannon L Curry, married, as tenants in common 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 306 on the Plan of Phase 7, Section 1A, Carothers Crossing of record in Instrument No 20200910-0103215, 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 Hugh Fentress, unmarried by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 10/13/2021 and filed for record in Instrument No 20211015-0139106, Register's Office for Davidson County, Tennessee

The said Hugh Fentress died testate on 10/17/2023, with his Estate being probated under Case No 24P-29, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee Vera Merriwather was named Trustee of The Testamentary Trust established under the Last Will and Testament of Hugh M Fentress

This conveyance is subject to the following:

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years

Subject to all matters on Plan of record in Instrument No 20200910-0103215, Register's Office for said County

Conveyance of the open space to Carother's Crossing Neighborhood Association, Inc , of record in Instrument No 20180719-0070522, Register's Office for said County

Charter of Carother's Crossing Neighborhood Association, Inc , of record in Instrument No. 20070307-0027908, and Instrument No 20241122-0091493, Register's Office for said County

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, as amended and supplemented in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, Instrument No. 20171002-0100688, Instrument No. 20171002-0100689, Instrument No. 20171002-0100690, Instrument No. 20190321-0025836, Instrument No. 20210625-00086747, Instrument No. 20230628-0049250, Instrument No. 20230320-0019922, Instrument No. 20241125-0092077, and Instrument No. 20241125-0092078, Register's Office for said County.

Master Deed of record in Instrument No. 20070627-0076581, as amended and supplemented in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100688, Instrument No. 20171002-0100689, Instrument No. 20171002-0100690, Instrument No. 20171220-0129697, and Instrument No. 20180125-0008094, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228, and Instrument No. 20070702-0078659, Register's Office for said County.

Easement for Right of Way to the Colonial Pipeline Company of record in Book 3578, page 491, Book 3611, page 195, and Book 4588, page 484, Register's Office for said County.

Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage, Waters Mains, Pump and Appurtenances of record in Instrument No. 20070703-0079178, and Instrument No. 20170302-0020826, Register's Office for said County.

Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057, and Instrument No. 20140827-0078032, Register's Office for said County.

Parking Easement and Maintenance Agreement of record in Instrument No. 20180719-0070523, Register's Office for said County.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, Instrument No. 20070711-0082648, and Instrument No. 20190508-0043213, Register's Office for said County.

Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, Register's Office for said County.

Sewer Line Easement of record in Book 9975, page 541, and Instrument No. 20170302-0020826, Register's Office for said County.

Reservations of record in Deed of record in Instrument No. 20170628-0065119, Register's Office for said County.

Right of Way for Public Roadway of record in Instrument No. 20070511-0056717, Instrument No. 20070511-0056718, and Instrument No. 20070511-0056719, Register's Office for said County.

Grant of Water Service Line Easement of record in Instrument No. 20220407-0040684, Register's Office for said County.

Restrictions of record in Instrument No. 20190508-0043213, Register's Office for said County.

This is unimproved X improved property, known as 1740 Park Terrace Lane, Nolensville, TN 37135

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.

Witness my hand this 7th day of April, 2025.

The Testamentary Trust established under the Last Will and Testament of Hugh M. Fentress

By: Vera Merriweather
Vera Merriweather, Trustee

STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vera Merriweather, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Testamentary Trust established under the Will and Testament of Hugh M. Fentress the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of April, 2025.

Candice R Marshall
Notary Signature
My commission expires: April 26, 2027

