Karen Johnson Davidson County
Batch# 1260320 DEEDWARR
04/15/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,518.85
20250415-0028810

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 2/13/2028

(AFFIX SEAL)

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
Katherine Harley	SWBC	186-04-0-B-049.00 CO
(NAME)	(NAME)	
7511 Kemberton Court	9311 San Pedro Ave #100	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	San Antonio, TX 78216	
(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, **Wesley Blanton, an unmarried man and Addison Edwards, formerly known as Addison Blanton, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Harley, an unmarried woman and Wade Harley, a married man,** 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 Unit No. 49 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125- 0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Wesley Blanton, a single man, by Warranty Deed from William Jeffrey Burch, a married man and Carol Stallings, a married woman, dated May 3, 2019, of record in Instrument No. 20190503-0041713, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7511 Kemberton Court, 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. 20050920-0113225 and Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953; All matters appearing in Declaration of Protective Covenants, Conditions and Restrictions, Site Plan, Common Elements, By-Laws, Articles of Incorporation, Charter and all exhibits thereto, of record in Instrument No. 20070207-0016043 and as amended in Instrument No. 20070208-0016738; All matters appearing in Declaration of Covenants, Conditions and Restrictions and By-Laws, and all exhibits thereto, of record in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, Instrument No. 20150714-0068441 and Instrument No. 20241119-0089824, Amendment to By-Laws of record in Instrument No. 20180926-0095460 and Assignment of Developer's Rights of record in Instrument No. 20120106-0001500; Storm Water Detention Agreement of record in Instrument No. 20060427-0048083; Easement and Contribution Agreement of record in Instrument No. 20050816-0096915; Easement for right of way to United Telephone Company of record in Instrument No. 20060607-0067534; Easement for sewer/storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20070724-0087694; Easement agreement of record in Instrument No. 20060317-0030915; Inspection and maintenance agreement of record in Instrument No. 20070724-0087659; Charter of record in Instrument No. 20070206-0015779; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of April, 2025.

Wesley Blanton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Wesley Blanton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of April, 2025.

Notary Public
My Commission Expires: _____



File No.: 39274

Witness my hand this 11th day of April, 2025.

Addison Edwards

State of South Carolina.

County of Greenville.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Addison Edwards, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mauldin (city), South Carolina (state), this 11th day of April, 2025.

Mary P. Bauer
Notary Public
My Commission Expires: 01-06-2032

MARY P BAUER
Notary Public - State of South Carolina
My Commission Expires
January 06, 2032

I Lisa Allard, 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 April 15, 2025

Lisa Allard April 15, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this April 15, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY