Name and Address of New Owner:
Michele L Bass, an unmarried woman
4110 Alva Lane
Nolensville, TN 37135

Send Tax Statements To:

SAME AS NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No. MR-25040448

Map and Parcel: 187-09-0A-227.00-CO

Karen Johnson Davidson County
Batch # 1267295 DEEDWARR
05/01/2025 10 23 54 AM 2 pgs
Fees $13 00 Taxes $1,850 00

20250501-0033629

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debra Leigh Hopkins and James Michael Hopkins, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michele L Bass, an unmarried woman**, hereinafter called the GRANTEE, 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. 227, as shown on the plan of Burkitt Village, Phase Five, Section Two, of record in Instrument No. 20160608-0057962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Debra Leigh Hopkins and James Michael Hopkins, wife and husband by Warranty Deed filed for record on March 2, 2017 in Instrument No. 20170302-0020852, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Burkitt Village of record in Instrument No 20130717-0074035 and as supplemented in Instrument No 20140310-0020071, Instrument No 20140814-0073542, Instrument No 20150227-0017002, Instrument No 20161118-0122034, Instrument No 20161118-0122035, Instrument No 20161118-0122036, Instrument No 20170504-0044438, Instrument No 20170720-0073493, Instrument No. 20180622-0060478, Instrument No 20181204-0118306, Instrument No 20190729-0074339, Instrument No 20200909-0102654, Instrument No. 20200921-0107902, Instrument No 20210129-0013675 and Instrument No 20210601-0072620, All matters as set forth per plat of record in Instrument No Instrument No 20160608-0057962 and as corrected in Surveyor's Certificates of Correction in Instrument No 20161013-0108489 and Instrument No 20170113-0004192, By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record in Instrument No 20130717-0074035, HOA Charter of record in Instrument No 20121213-0114972, Grant of Easement to Global Signal Acquisitions IV, LLC of record in Instrument No. 20140509-0039932, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as: 4110 Alva 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hand this 30th day of April, 2025

Debra Leigh Hopkins

James Michael Hopkins

State of Tennessee

County of Rutherford

Personally appeared before me, Debra Leigh Hopkins and James Michael Hopkins with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th of April, 2025

Notary Public
My Commission Expires: 12-19-2026

JOHN W RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00.

Affiant Signature

Subscribed and sworn to before me, this 30th day of April, 2025

Notary Public
My Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY