Karen Johnson Davidson County
Batch# 1283463 DEEDWARR
06/09/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250609-0045113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/11/2026
(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BG-BR-25-8113

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Dawson Durrett and Maegan Lorene Durrett	New owner	
(NAME)	(NAME)	
8113 Settlers Way	8113 Settlers Way	**126-15-0A-271.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA L. WHITAKER AND SPOUSE, JANET L. WHITAKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM DAWSON DURRETT AND MAEGAN LORENE DURRETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 70 on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joshua L. Whitaker and spouse, Janet L. Whitaker by Warranty Deed from Tabitha T. Spencer, unmarried of record in Instrument No. 20070806-0093444 Register's Office for Davidson County, Tennessee, dated August 02, 2007 and recorded on August 06, 2007.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, supplemented in Book 9665, page 420, Instrument No. 20000126-0008529, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, and Instrument No. 20001211-0121618, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat in Book 6900, page 470, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
- Easements in Book 8992, page 62 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8113 Settlers Way, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6 DAY OF JUNE, 2025.

Joshua L. Whitaker

Janet L. Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L. WHITAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET L. WHITAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiera Staggs, 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 June, 10th, 2025.

Tiera Staggs
Custodian's Signature

6/10/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of June, 2025.

Stephen Sisco
Notary Public

MY COMMISSION EXPIRES: 01/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON