WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300040 DEEDWARR
07/21/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250721-0057152

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of July, 2025.

Notary Public

My Commission Expires: 8/24/27

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:
Bernard J. Rogus and Susan D. Rogus	New Owner	186 04 0A 239.00 CO
208 Foxley Court		
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, Cindy L. Baker, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bernard J. Rogus and Susan D. Rogus, 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 428, Burkitt Place, Phase 2D, Section 1 "Cluster Lot Subdivision" as shown on plat of record in Instrument No. 20111213-0097045, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cindy L. Baker, a single woman by Deed dated February 17, 2022 from Kenneth G. Baker and Mary M. Baker, husband and wife, in Instrument Number 20220307-0025817, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

All matters as shown on plat of record in Instrument No. 20111213-0097045, said Register's Office.

Deed conveying common area to Burkitt Place Homeowner's Association, Inc. of record in Instrument No. 20170120-0006761, said Register's Office.

Charter of Burkitt Place Homeowner's Association of record in Book 4244, page 871, said Register's Office.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060306-0025388, as amended and supplemented in Instrument No. 20070202-0014304, Instrument No. 20170714-00684441, Instrument No. 20241119-0089824, said Register's Office.

By-Laws of record Book 3845, page 789, Book 7470, page 453 and Instrument No. 20180926-0095460, said Register's Office.

Storm water detention agreement of record in Instrument No. 20060427-0048083, said Register's Office.

Inspection and Maintenance Agreement of record in Instrument No. 20070724-0087659, said Register's Office.

Sanitary Sewers and/or storm drainage agreement of record in Instrument No. 20050908-0108101 and Instrument No. 20070724-0087694, said Register's Office.

Easement agreement of record in Instrument No. 20050816-0096915 and Instrument No. 20060317-0030915, said Register's Office.

Right of Way easement of record in Instrument No. 20061109-0139669, said Register's Office.

All matters shown on boundary plat of record in Instrument No. 20050920-0113225, said Register's Office.

Sewer easement of record in Instrument No. 20050908-0108101, said Register's Office.

Easements of record in Book 3855, page 402, Book 3940, page 211, Book 1481, page 273, Book 112, page 184, Book 3657, page 344, said Register's Office.

Assignment of Developers Rights of record in Instrument No. 20120106-0001500, said Register's Office.

This is unimproved X improved property, known as 208 Foxley Court, 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 17th day of July, 2025.

Cindy L. Baker

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17th day of July, 2025, before me personally appeared Cindy L. Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2025.

Notary Signature
My commission expires:
4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 7/17/25.

Affiant Signature

Date: 7/17/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 17th day of July, 20 25.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER