File 37279-8 BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1134541 DEEDWARR
05/14/2024 11:00:42 AM 2 pgs
Fees: $13.00 Taxes: $2,026.86

20240514-0035501

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$547,800.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2024.

Notary Public

My commission expires: Nov. 2, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
The Lefkovitz Family Irrevocable Living Trust	OWNER	**Map 187-05-0-A Parcel 147.00co**
755 Wescott Lane		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust, dated January 29, 2001

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Larry A. Lefkovitz, Co-Trustee, and Lindsay Allen, Successor Co-Trustee, of The Lefkovitz Family Irrevocable Living Trust established by The Revocable Living Trust Agreement of Larry A. Lefkovitz and Karen Lefkovitz, dated July 8, 2019

HEREINAFTER CALLED THE GRANTEE, ITS 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. 147 on the Final Plat of Burkitt Springs, Phase 2, of record in Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust dated January 29, 2001 and Ruth T. Walton, Trustee of the Ruth T. Walton Revocable Trust dated January 29, 2001, by Warranty Deed dated December 29, 2015, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20160104-0000464, Register's Office for Davidson County, Tennessee.

The said Ruth T. Walton having died on October 12, 2023, leaving Howard L. Walton, as Successor Trustee of the Ruth T. Walton Revocable Trust dated January 1, 2001.

The said Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust dated January 29, 2001 and Howard L. Walton, Successor Trustee of the Ruth T. Walton Revocable Trust dated January 29, 2001 having quitclaimed to Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust dated January 29, 2001, by Quitclaim Deed dated January 18, 2024, of record in Instrument No. 20240123-0004013, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20150205-0011089, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record in Instrument No. 20140110-0002949, as amended by the First Supplement of record as Instrument No. 20150908-0091208, Amended in Instrument No. 20230206-0008336, Register's Office for Davidson County, Tennessee. By-Laws appended thereto. 3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130514-0048379, Register's Office for Davidson County, Tennessee. 4) Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions. 5) Rights of others in and to the common areas/elements. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **755 Wescott 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 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/our hand(s) this 8 day of **May, 2024.**

Howard L. Walton, Trustee

Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust, dated January 29, 2001

COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax)

Personally appeared before me, a Notary Public of said County and State, **Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust, dated January 29, 2001,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fairfax, Virginia, this 8th day of **May, 2024.**

Naeem Munawar Shah

Notary Public

My Commission Expires: 04/30/2027

NAEEM MUNAWAR SHAH
NOTARY PUBLIC
REG. # 7829057
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2027