RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-28633-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Karen Johnson Davidson County Batch# 1252381 DEEDWARR 03/26/2025 02:51:30 PM 3 pgs Fees: $18.00 Taxes: $2,164.50 20250326-0022776	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May 2025 NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY: Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Tyler Toft & Shannon Bourke 5060 Sunflower Lane, Hermitage, TN 37076	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 086-13-0A-083-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($585,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS G. FAIRCLOTH AND PEGGY BOWDEN FAIRCLOTH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TYLER TOFT AND SHANNON BOURKE, Joint Tenancy with Right of Survivorship**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas G. Faircloth and Peggy Bowden Faircloth, husband and wife from Beazer Homes, LLC, a Delaware Limited Liability Company, by Warranty Deed dated 11/26/2019 and recorded 12/03/2019 in Instrument No. 20191203-0124279, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 5060 Sunflower Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25 day of March, 2025

GRANTOR(S)

Gerald Faircloth

Thomas G. Faircloth

Peggy Bowden Faircloth

Peggy Bowden Faircloth

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Thomas G. Faircloth and Peggy Bowden Faircloth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25 day of Mam, 2025.

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 25, 25 (date of document).

March 26, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 26, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal