THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250350194**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,500.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2025. Notary Public My Commission Expires: 4-13-26

Karen Johnson Davidson County
Batch# 1254979 DEEDWARR
04/02/2025 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,478.15
20250402-0024875

CHRISTIE FRANKLIN NOTARY PUBLIC TENNESSEE STATE WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Randal Rist and Judy S. Rist and Kelsey Rist 1039 Milson Ln Nolensville TN 37135	Send Tax Bills To: Flagstar Bank, N.A. 5151 Corporate Drive Troy, Michigan 48098-2639	Tax Information: Tax Parcel ID No: 188-10-0A-381.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Graffam, Trustee of the Phyllis A. Graffam Revocable Trust dated June 23, 1982,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randal Rist and Judy S. Rist, husband and wife, and Kelsey Rist, unmarried woman, as joint tenants with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 381 on the Plan of Phase 7, Section 1C, Carothers Crossing of record in Plat at Instrument No. 20210120-0008752, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John M. Graffam, trustee of The Phyllis A. Graffam Revocable Trust dated June 23, 1982 by Warranty Deed from Tammy Graffam, married of record in Instrument No. 20230814-0062825 Register's Office for Davidson County, Tennessee, dated August 11, 2023 and recorded on August 14, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20210120-0008752, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836 and Instrument No. 20210625-0086747, Instrument No 20140603-0048042, Instrument No. 20180125-0008094, Instrument No. 20170321-0027273 and Instrument No. 20230320-0019922 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Assignment of Declarants Rights of record in Instrument Number 20171002- 0100690, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee.

Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057 and Assignment of Easement in Instrument No. 20140827- 0078032, in the Register's Office for Davidson County, Tennessee.
Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No.20070511-0056718 and Instrument No. 20070511- 0056719, in the Register's Office for Davidson County, Tennessee.
Reservations contained in Deed of record in Instrument Number 20170628- 0065119, in the Register's Office for Davidson County, Tennessee.
Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Book 9975, Page 541and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, Book 3611, Page 193, Book 3671, Page 353 , Book 4588, Page 353 and Instrument 20140507-0038903 in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20080515-0049892, Instrument No. 20080515- 0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1039 Milson Ln Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2025.

Phyllis A. Graffam Revocable Trust

BY: _____
John M. Graffam, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Graffam, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Phyllis A. Graffam Revocable Trust dated June 23, 1982, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 31st day of March, 2025.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 25, 2026

True Copy Certification

I, Yvette Meldrum, 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 31, 2025.

Signature
March 31, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 31, 2025

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025