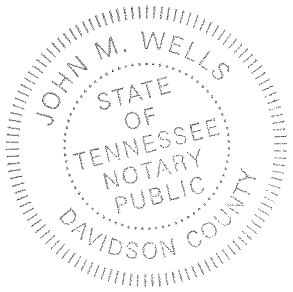
(2)

Karen Johnson Davidson County
Batch# 1272223 DEEDWARR
05/12/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,896.07
20250512-0037317

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0586

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kevin W. Lowry and Tammie L. Ford, Trustees of the Ford Family Real Estate Trust Dated the 8th of May, 2025	Kevin W. Lowry and Tammie L. Ford, Trustees of the Ford Family Real Estate Trust Dated the 8th of May, 2025	187-09-0A-324.00-CO
(NAME)	(NAME)	
7114 Nolen Park Circle	7114 Nolen Park Circle	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	Nolensville TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twelve Thousand Four Hundred Fifty And No/100 Dollars ($512,450.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Esther M. Chambers, as Trustee of the R and E Chambers Family Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin W. Lowry and Tammie L. Ford, Trustees of the Ford Family Real Estate Trust Dated the 8th of May, 2025,** HEREINAFTER CALLED THE GRANTEE, 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 No. 324 on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, 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 Esther M. Chambers, as Trustee of the R and E Chambers Family Trust by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190920-0095990 Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 20, 2019.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 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 20180604-0053014, 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 20130717-0074035, and as amended by Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161130-0125372; Instrument No. 20161130-0125373, Instrument No. 20170720-0073494, Instrument No. 20171108-0114807, Instrument No. 20170504-0044438, Instrument No. 20200909-0102654, Register's Office for Davidson County, Tennessee. HOA Charter of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County,

Tennessee. Grant of Easement to Global Signal Acquisitions, IV, LLC of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee. Easement Agreement in favor of GTE Mobilnet of Nashville of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee. Dedication of Easements for Sanitary Sewers of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee. Memorandum of Lease Agreement of record in Book 10424, Page 22 and as Assigned by Instrument No. 20051031-0131235, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20150626-0061523 and Instrument No. 20150713-0067951, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171002-0100380, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☑ property, known as 1209 Duns Ln, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this 8 day of May, 2025.

The R and E Chambers Family Trust

BY: Esther M. Chambers
Esther M. Chambers, as Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Esther M. Chambers, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustee of The R and E Chambers Family Trust, the within named bargainor, as Trust, and Esther M. Chambers, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustee of said Trust.

Witness my hand and official seal at office, on this the 8th day of May, 2025.

Notary Public

My Commission Expires: 12/09/2028

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/09/2028
COUNTY OF WILLIAMSON

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 May 12th, 2025.

Affiant
Date: 5/12/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of May, 2025

Notary Public

My Commission Expires: 11/8/28

