WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Kay Collins	Legacy Home Loans	
(NAME)	(NAME)	
8433 Danbrook Drive	408 Highway 70	186-04-0A-173.00-CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Whitehouse TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GORDON AXT AND STEPHEN AXT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHIRLEY KAY COLLINS, UNMARRIED WOMAN,** 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 No. 293 as shown on the Final Plat Revision of Burkitt Place, Phase 2-E, Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, of record as Instrument No. 20090902-0082756, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith Swann, a married woman, by Warranty Deed from Regent Homes, LLC, a Tennessee, limited liability company, of record in Instrument No. 20110527-0040931 Register's Office for Davidson County, Tennessee, dated May 27, 2011.

Being the same property conveyed to Judith L. Swann, married, by Quitclaim Deed from Judith Swan, a married woman, nka Judith L Swann, and husband, Brian Ashley Swann of record in Instrument No. 20130118-0006040 Register's Office for Davidson County, Tennessee, dated January 09, 2013. Judith L. Swann died Intestate on March 14, 2025. Gordon Axt and Stephen Axt are the heirs at law and Co-Administrators of the decedent pursuant to the Probate of record in the Seventh Circuit Court for Davidson County, Tennessee in Case # 25P769. Affidavit of heirship recorded in the Registers office for Davidson County, Tennessee in Instrument No. ___202508070062920_____.

Gordon Axt herein signed as Attorney in fact for Stephen Axt. Said Power of Attorney is of record Instrument No. __202508070062921____ in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8433 Danbrook Drive, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1306774 DEEDWARR
08/07/2025 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20250807-0062922

CH2025-927

Witness my hand this 6th day of August, 2025

Stephen Axt by: Gordon Axt as Attorney in Fact
STEPHEN AXT BY: GORDON AXT,
AS ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon Axt, to me known to be the person who executed the foregoing instrument on behalf of Stephen Axt and acknowledged that he executed the same as the free act and deed of Stephen Axt.

Witness my hand and official seal this 6th day of August, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/4/27

Notary Public

CH2025-927

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 6th day of August, 2025

GORDON AXT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon Axt, the bargainor, 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 this 6th day of August, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/4/27

Notary Public

CH2025-927

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/07/2025.

Affiant Signature

08/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/07/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

