2025-0738

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-6752-CL

Karen Johnson Davidson County
Batch# 1311487 DEEDWARR
08/19/2025 07:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.13
20250819-0065896

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $464,900.00.

Affiant

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 7th day of August, 2025.

Notary Public
My Commission Expires: 6/23/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney Folderauer 707 Chard lane Nolensville, TN 37135	New Owner	186 03 0A 004.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Craig Lane and Kathleen L. Lane, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Courtney Folderauer, a single person** (individually and/or collectively, "Grantee"), 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. 4 on the Plan of BURKITT COMMONS, PHASE 3 of record in Plat at Instrument No. 20210112-0005106, 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 Craig Lane and Kathleen L. Lane, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220801-0087585, in the Register's Office of Davidson County, Tennessee, dated August 01, 2022, and recorded on August 01, 2022.

This Instrument executed on behalf Kathleen L. Lane ("Principal") by Craig Lane pursuant to the Power of Attorney of record in Instrument Number 202508190065895, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **707 Chard lane, Nolensville, TN 37135**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 6th day of August, 2025.

GRANTOR:

Craig Lane

Kathleen L. Lane by Craig Lne, her attorney-in-fact

Kathleen L. Lane by Craig Lne, Her Attorney-In-Fact

STATE OF Kansas
COUNTY OF Douglas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Craig Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office this 6th day of August, 2025.

CHELLE L. ANDERSON
Notary Public, State of Kansas
My Appointment Expires
June 02, 2027

Notary Public
My Commission expires: 06.02.2027

STATE OF Kansas
COUNTY OF Douglas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Craig Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Kathleen L. Lane and that he is authorized by Kathleen L. Lane to execute this instrument on her behalf.

WITNESS my hand and seal at office this 6th day of August, 2025.

CHELLE L. ANDERSON
Notary Public, State of Kansas
My Appointment Expires
June 02, 2027

Notary Public
My Commission expires: 06.02.2027

202508190065896

EXHIBIT "A"
TO Warranty Deed
From: Craig Lane and Kathleen L. Lane
To: Courtney Folderauer

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF Douglas

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 6th day of August, 2025.

Notary Public
My Commission Expires: 06.02.2027

CHELLE L. ANDERSON
Notary Public, State of Kansas
My Appointment Expires
June 02, 2027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/6/25 (date of document).

Affiant Signature

8/18/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON