Karen Johnson Davidson County
Batch# 1324123 DEEDWARR
09/18/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.13
20250918-0074765

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6788-TM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $584,900.00.

Charity Williams
Affiant

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 17th day of September, 2025.

Lynn J Babcock
Notary Public
My Commission Expires: 12-10-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Miles E. Clark and Janice H. Clark 2141 Kirkwall Drive Nolensville, TN 37135	New Owner	187 09 0A 265.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Harold W. Brien and Jayne Brien, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Miles E. Clark and Janice H. Clark, husband and wife** (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. 265 as shown on the plan of BURKITT VILLAGE, PHASE 1, SECTION 2, of record as Instrument No. 20141002-0090861, Register's Office for said County.

Being the same property conveyed to Harold W. Brien and Jayne Brien, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150908-0091054, in the Register's Office of Davidson County, Tennessee, dated on August 31, 2015 and recorded on September 08,2015.

This is improved property located at: **2141 Kirkwall Drive, 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 I/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 I/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 17th day of September, 2025.

GRANTOR:

Harold W. Brien

Jayne Brien

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harold W. Brien and Jayne Brien, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2025.

Notary Public
My Commission expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 September 18th, 2025

Affiant
Date: 9/18/25

STATE OF TENNESSEE
COUNTY OF Williamson

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

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY