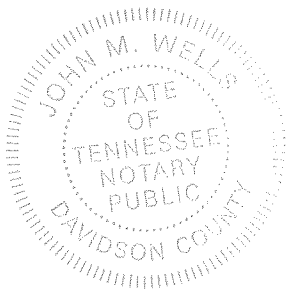
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,814.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1324126 DEEDWARR
09/18/2025 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,272.11
20250918-0074771

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
enterview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gail Miller	CMG Mortgage Inc.	186 03 0A 149.00
(NAME) 509 Ivor Street	dba CMG Home (NAME) Loans 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Peggy Sue Fults, unmarried and Lyndia Tamieka Burns Fults now Lyndia Tamieka Burns, unmarried,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gail Miller and Stephen Miller, wife and husband,** hereinafter called the GRANTEE(S), their 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. 149 on the Plan of Burkitt Commons, Phase 1, of record in plat at Instrument No. 20180119-0006002, 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 Lyndia Tamieka Burns-Fults and Peggy Sue Fults, a married couple by Warranty Deed from Mary J. Gause, a married woman and John F. Leone, an unmarried man, dated 10/26/2022, of record in Instrument No. 20221027-0116410, Register's Office for Davidson County, Tennessee. Pursuant to Davidson County, Tennessee Circuit Court Filing No. 25D435, the said Lyndia Tamieka Burns-Fults and Peggy Sue Fults having since divorced.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and not personal to the Grantee.

unimproved ☐

This is improved ☒ 509 Ivor Street, Nolensville, TN 37135

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 15th day of September, 2025.

Peggy Sue Fults

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Sue Fults, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of September, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Lyndia Tamieka Burns FKA Lyndia Tamieka Burns Fults

Lyndia Tamieka Burns formerly Lyndia
Tamieka Burns Fults

State of Texas

County of Denton

Before me, the undersigned authority, a Notary Public within and for the County and State, appeared by means of two-way video and audio conference technology, Lyndia Tamieka Burns formerly Lyndia Tamieka Burns Fults, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of September, 2025.

Tiana L Tranowicz

Notary Public: Tiana L Tranowicz

My Commission Expires: 4/25/2026

NOTARY PUBLIC STATE OF TEXAS
TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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