Karen Johnson Davidson County
Batch# 1327884 DEEDWARR
09/29/2025 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250929-0077359

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Rick C. Nielsen
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of September, 2025.

Notary Public

(Affix Seal)

My Commission Expires: 11-25-2028

2025-08-3309

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rick C. Nielsen and Cynthia S. Nielsen 158 Crestview Drive Big Fork, MT 59911	NEW OWNER	Map/Parcel 186-03-0A-182.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anna Gilbert, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Rick C. Nielsen and Cynthia S. Nielsen, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 182, on plan of Burkitt Commons, Phase I, as shown by plat of appearing 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 James Willis Beard, Jr and Sonja Michelle Beard, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20200121-0007561 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

Being the same property conveyed to Anna Gilbert, an unmarried woman by Warranty Deed from James Willis Beard, Jr And Sonja Michille Beard of record in Instrument No. 20231106-0086762 Register's Office for Davidson County, Tennessee, dated November 03, 2023 and recorded on November 06, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 411 Iona Way, Nolensville, TN 37135.

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 the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, 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.

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 26th day September, 2025.

Anna Gilbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2025, before me personally appeared Anna Gilbert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 Sept. 26, 2025.

Date

Affiant Signature

9/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of Sept, 2025.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____

Date

Notary's Seal