This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 10th day of October, 2025.

Notary Public
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1333270 DEEDWARR
10/13/2025 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20251013-0081338

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert T. Freas TTEE 2158 Kirkwall Dr. Nolensville, TN 37135	New Owner	187-09-0A 215.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT TODD PINCKLEY AND LINDSEY GAYLE ORTNER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROBERT T. FREAS TTEE AND MAURITA C. FREAS TTEE HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Phase One, Section One, Burkitt Village Sp Subdivision, of record in Instrument No. 20130719-0075067, as corrected in Instrument No. 20130805-0081861, 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 Robert T. Pinckley and Lindsey Gayle Ortner, husband and wife, by deed dated 04/03/2020, from Brenda T. Hines and Lauren Elizabeth Hines, as Joint Tenants with Right of Survivorship, of record in Instrument No. 20200408-0037122, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2158 Kirkwall Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10th day of October, 2025.

Robert Todd Pinckley

Lindsey Gayle Ortner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Todd Pinckley and Lindsey Gayle Ortner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 2025.

My commission expires:
9-7-26

Notary Public



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 10, 25 (date of document).

Jennifer L Pennell

Oct 10, 25

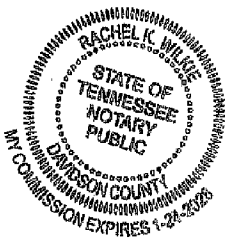
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Oct 10, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal