Karen Johnson Davidson County
Batch# 1340382 DEEDWARR
10/30/2025 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $2,136.75
20251030-0086612

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,500.00.

AFFIANT

Subscribed and sworn to me on October 30, 2025.

NOTARY PUBLIC

My Commission Expires: 3-20-2028

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
357 Riverside Drive, Suite 1002
Franklin, TN 37064
(615)794-0807

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP - PARCEL NO(S).:*
Ellen E. Collins 4154 Alva Lane Nolensville, TN 37135	Same as New Owner	Map/Parcel: 187-09-OA-175.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Julia Coplin Cook, an unmarried woman**, (**hereinafter called "GRANTOR"**), has bargained and sold, and by these presents does transfer and convey unto **Ellen E. Collins, an unmarried woman**, (**hereinafter call "GRANTEE"**), her heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 175 on the Plan of Phase Five, Section One, Burkitt Village SP Subdivision of record in Instrument Number 20150210-0012343 in the Register's Office of Davidson County, Tennessee to which Plan reference is hereby masde for a more complete description of said property.

Being the same property conveyed to Julia Coplin Cook by Warranty Deed dated September 3, 2021 from Joseph B. Hollister and Eva Gail Hollister, husband and wife and being of record in Instrument Number 20210908-0120256, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2025 County taxes are a lien and are now due and payable.
Said taxes have been prorated between the parties and are being paid simultaneously with the recording of this instrument.

2. Subject to any and all notes and matters on the plan of record in Instrument Number 20150210-0012343, said Register's Office.

3. Subject to Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035 and as amended and supplemented in Instrument Numbers 20140310-0020071, 20140814-0073542, 20150227-0017002, 20161118-0122034, 20161118-0122035 and corrected recording in Instrument Number 20161130-0125372 and 20161130-0125373, 20161118-0122036, 20170504-0044438, 20170720-0073493 and corrected recording in Instrument Number 20170720-0073494, 201711008-0114807 and 201806022-0060478, Register's Office of Davidson County, Tennessee but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Subject to Covenants, Conditions and Restrictions of record in Book 5983, Page 685, Book 6253, Page 443, Book 6387, Page 867, Book 6898, Page 31, Book 6938, Page 495, Book 6938, Page 138, Book 7118, Page 894 and Book 7809, Page 314, Register's Office of Williamson County, Tennessee but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
NOTE: THESE DOCUMENTS WERE SOME OF THE DECLARATIONS THAT WERE ALSO RECORDED IN WILLIAMSON COUNTY AS WELL AS DAVIDSON COUNTY HEREIN)

5. Subject to the Charter of the Burkitt Village homeowners association of record in Instrument Number 20121213-0114972, Register's Office of Davidson County, Tennessee.

6. Subject to the conveyance of common area of record in Instrument Number 20150227-0017001, Register's Office of Davidson County, Tennessee.

7. Subject to Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20121029--0098753, Register's Office of Davidson County, Tennessee.

8. Subject to Easement to Global Signal of record in Instrument Number 20140509-0039932, Register's Office of Davidson County, Tennessee.

9. Subject to an easement agreement of record in Book 10424, Page 26, Register's Office of Davidson County, Tennessee.

10. Subject to sanitary sewer and/or storm drainagement easement of record in Instrument Number 20051031-0131232, Register's Office of Davidson County, Tennessee.

11. Subject to ingress, egress and utility easement of record in Instrument Number 20121218-0116523, Register's Office of Davidson County, Tennessee.

12. Subject to the rights of others in and to the common areas and/or elements.

This property is also known as improved property located at 4154 Alva Lane, 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, her heirs and assigns forever, and 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 the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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 on this 30th day of October, 2025.

Julia Coplin Cook

Julia Coplin Cook

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Julia Coplin Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 30th day of October, 2025.

Leigh Anne Sailors

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell J. McCann, 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

10/30/25.

Date

Affiant Signature

October 30, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 30th day of October, 2025

Notary's Signature

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)