This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7385-MC

Karen Johnson Davidson County
Batch# 1343434 DEEDWARR
11/12/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20251112-0089744

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Kristen Vinden
Affiant

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC

Subscribed and sworn to before me, this the 6th day of November, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madison Taylor Hutchinson 2140 Kirkwall Drive Nolensville, TN 37135	NEW OWNER	187 09 0A 275.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mary E. Combs, Trustee of The Mary E. Combs Living Trust, U/A dated 03/02/2023** (individually and/or collectively, "Grantor"), transfer and convey unto **Madison Taylor Hutchinson,** (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. 275 as shown on the plan of BURKITT VILLAGE. PHASE ONE, SECTION TWO, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to The Mary E. Combs Living Trust, U/A dated 03/02/2023, by Quitclaim Deed from Mary E. Combs, a single woman, of record in Instrument No. 20230307-0016122, in the Register's Office of Davidson County, Tennessee, dated March 02, 2023, and recorded on March 07, 2023. Being the same property conveyed to Mary E. Combs, by Quitclaim Deed from Janice J. Millen and Amy E. Millen, co trustees of Eleanor L. Combs Revocable Trust, of record in Instrument No. 20221128-0124233, in the Register's Office of Davidson County, Tennessee, dated November 18, 2022, and recorded on November 28, 2022. Being the same property conveyed to Eleanor L. Combs, Janice J. Millen, and Amy E. Millen-Davies as Co-Trustees of the Eleanor L. Combs Revocable Trust, dated June 20, 2019, by Quitclaim Deed from Eleanor L. Combs, of record in Instrument No. 20190723-0072023, in the Register's Office of Davidson County, Tennessee, dated June 20, 2019, and recorded on July 23, 2019. Further being the same property conveyed to Ira J. Combs and Eleanor L. Combs, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20151023-0108160, in the Register's Office of Davidson County, Tennessee, dated October 19, 2015, and recorded on October 23, 2015.

This is ☒ improved or ☐ unimproved property located at: **2140 Kirkwall Drive, Nolensville, TN 37135**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 6th day of November, 2025.

GRANTOR:

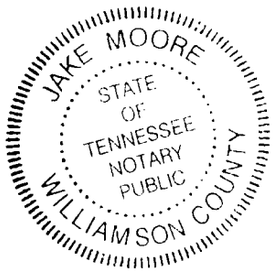
The Mary E. Combs Living Trust, U/A dated 03/02/2023

By: Mary E. Combs
Mary E. Combs, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Mary E. Combs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the duly appointed and serving **Trustee of The Mary E. Combs Living Trust** and is authorized to execute this instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of November, 2025.



Notary Public
My Commission expires: 9-21-26

I, Kirsten Virden, 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 11/06/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/06/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of November, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

