Karen Johnson Davidson County
Batch# 1347958 DEEDWARR
11/19/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251119-0092241

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052535**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2025. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grayson R. Avans and Emma N. Pereira 148 Burkitt Commons Ave Nolensville TN 37135	NEWOWNER	Tax Parcel ID No. 186-03-0A-021.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayne William Klein and Jennifer Dong Wha Klein, as Trustees of The Klein Family Trust, dated May 4, 2018.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Grayson R. Avans and Emma N. Pereira, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat of Burkitt Commons, Phase 3 of record in Plat at Instrument No. 20210112-0005106, 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 Wayne William Klein and Jennifer Dong Wha Klein, as Trustees of The Klein Family Trust. dated May 4, 2018 by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220404-0038872 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 04, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20210112-0005106, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835, supplemented in Instrument No. 20191219-0131322 and DCCR's in Instrument No. 20210727-0101163, Instrument No. 20210811-01108371 and Instrument No. 20210907-0119778, Register's Office for 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 Sanitary Sewer and/or Storm Drainage Easement in favor of The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20050908-0108101, in the Register's Office for Davidson County, Tennessee.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.

Declaration Regarding Outparcels of record in Instrument No. 20200430-0045540, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20180125-0008085, in the Register's Office for Davidson County, Tennessee.

Overhead Line Easement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.

Restriction for Storm Water Facilities and Systems of record in Instrument No. 20170308-0022983, in the Register's Office for Davidson County, Tennessee.

Easement Agreement in Favor of BSM Burkitt, LLC a Tennessee Limited Liability Company of record in Instrument No. 20201113-0134459, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 148 Burkitt Commons Ave Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of November, 2025.

Wayne William Klein and Jennifer Dong Wha Klein, as Trustees of The Klein Family Trust, dated May 4, 2018.

BY: _____
Wayne William Klein, Trustee

BY: _____
Jennifer Dong Wha Klein, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wayne William Klein and Jennifer Dong Wha Klein, as Trustees of The Klein Family Trust, dated May 4, 2018., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2025.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

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 11/18/2025.

Date

Affiant Signature

11/18/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2025.

Notary's Signature

My Commission Expires: January 31st/ 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON