THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251252919** Karen Johnson Davidson County Batch # 1364096 DEEDWARR 12/31/2025 10:55:10 AM 2 pgs Fees: $13.00 Taxes: $1,254.30 20251231-0104420	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $339,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2025. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

WARRANTY DEED

Address New Owner: William T. Burrus and Meredith M. Burrus 1113 Frewin St Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 187-05-0A-070.00-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, **Kevin R. Cowherd and Dana A. Cowherd, Trustees of the The K and D Cowherd Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Burrus and Meredith M. Burrus, 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. 70 on the Plan of Final Plat of Burkitt Springs, Phase 2 of record in Plat at Instrument No. 20150205-0011089 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 Kevin R. Cowherd and Dana A. Cowherd, husband and wife by Warranty Deed from Christina McMillan and William McMillan, wife and husband of record in Instrument No. 20210303-0027302 Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on March 03, 2021.

Being the same property conveyed to The K and D Cowherd Trust (Kevin R. Cowherd and Dana A. Cowherd, Trustees) by Tennessee Quitclaim Deed from Kevin R. Cowherd and Dana A. Cowherd, husband and wife of record in Instrument No. 20230803-0060148 Register's Office for Davidson County, Tennessee, dated August 03, 2023 and recorded on August 03, 2023.

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 20150205-0011089, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140110-0002949, as amended in Instrument No. 20150908-0091208 and Instrument No. 20160126-0007545 and Instrument No. 20230206-0008336,

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

Declaration of Restrictive Covenants for Stormwater Facilities of record in Instrument Number 20130514-0048379, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20160318-0026017 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1113 Frewin St 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 23rd day of December, 2025.

Kevin R. Cowherd and Dana A. Cowherd, Trustees of the The K and D Cowherd Trust

BY: Kevin R Cowherd
Kevin R. Cowherd,Trustee

BY: Dana A. Cowherd
Dana A. Cowherd, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin R. Cowherd and Dana A. Cowherd, 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 and who further acknowledged that they are the Trustees of The K and D Cowherd Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 23rd day of December, 2025.

Notary Public

My Commission Expires:

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