Karen Johnson Davidson County
Batch # 1370928 DEEDWARR
01/16/2026 02:22:24 PM 2 pgs
Fees: $13.00 Taxes: $2,589.63
20260116-0004137

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

SR

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF JANUARY, 2026.

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-2029

(SEAL)

ORTALEKELLEY LAW FIRM PLLC

R&R 40:

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37393

ADDRESS FOR NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Tracie Gallon	SAME ADDRESS AS NEW OWNER	187-09-0A-053.00 CO
(NAME) 4814 Kintore Drive	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ON POINT CONSTRUCTION COMPANY, INC., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TRACIE GALLON, unmarried woman,** hereinafter called the Grantee(s), and assigns, 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. 53 on the Plan of Burkitt Village, Phase Six, Section Two of record in Instrument No. 20231204-0093272, 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 On Point Construction Company, Inc., a Tennessee corporation, by deed from Kiddsroad, LLC, a Tennessee limited liability company, of record in Instrument No. 20250917-0074266, Register's Office for Davidson County, Tennessee, dated September 17, 2025 and recorded on September 17, 2025. Also see Quitclaim Deed in Instrument No. 20190130-0009076.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions & Charter, of Burkitt Village of record in Instrument No. 20121213-0114972, Instrument No. 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No.20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, corrected in Instrument No. 20170720-0073494 and DCCR's in Instrument No. 20170720-0073493, Instrument No. 20171108-0114807, Instrument No. 20180622-060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20201012-0013675, Instrument No. 20210601-0072620, Instrument No.20210129-0013675, Register's Office for Davidson County, Tennessee; and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantor and prorated by the parties herein; and subsequent years taxes and assessments.

BEING improved property known as:

4701 Perth Lane, Nolensville, TN, 37135
Property Address

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and 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 we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

IN WITNESS WHEREOF, my hand, this 15th day of January, 2026

On Point Construction Company, Inc., a Tennessee corporation

BY: _____
Karen Yazdian
President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Karen Yazdian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the President of **On Point Construction Company, Inc., a Tennessee corporation**, the within named bargainor, and that (s)he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 2026.

_____
Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 3-25-2029