Karen Johnson Davidson County
Batch# 1372832 DEEDWARR
01/23/2026 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260123-0005684

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7776-MC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2026.

Notary Public
My Commission Expires: 12.1.29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Virginia Stratton Beard 625 Westcott Lane Nolensville, TN 37135	New owner	186 04 0A 401.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Justine M. Doss, an unmarried person,** ("Grantor"), transfer and convey unto **Virginia Stratton Beard, an unmarried woman** ("Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 401 as shown on the Final Plat of BURKITT PLACE, PHASE 2K, SECTION 1, of record as Instrument No. 20131002-0103400, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Justine M. Doss, an unmarried person, by Warranty Deed from Joyce F. Lyles, an unmarried person, of record in Instrument No. 20171116-0117775, in the Register's Office of Davidson County, Tennessee, dated November 15, 2017, and recorded on November 16, 2017.

This is ☒ improved or ☐ unimproved property located at: **625 Westcott Lane, Nolensville, TN 37135**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee 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 16th day of January, 2026.

GRANTOR:

Justine M. Doss

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Justine M. Doss,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of January, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202601230005684

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiera Staggs, 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 January, 16th 2026.

Custodian's Signature

01/16/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of January, 2026.

Notary Public

MY COMMISSION EXPIRES: 12.1.29

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON