Karen Johnson Davidson County
Batch# 1375848 DEEDWARR
02/04/2026 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,998.00
20260204-0007957

File No: 2005061339

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Andrew Donald Regrut, 2065 Kirkwall Dr., Nolensville, TN 37135

Tax Parcel Number: 187 09 0A 017.00

GENERAL WARRANTY DEED

Michelle D. Christensen, unmarried ("Grantor"), of **413 Marlowe Ct., Nolensville, TN 37135**, for and in consideration of $540,000.00 (Five Hundred Forty Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Andrew Regrut**, unmarried ("Grantee"), whose tax mailing address is **2065 Kirkwall Dr., Nolensville, TN 37135**, the following described real estate situated in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF PHASE FOUR, BURKITT VILLAGE, SP SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20180604- 0053014, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property commonly known as: 2065 Kirkwall Dr., Nolensville, TN 37135

Parcel ID: 187 09 0A 017.00

BEING THE SAME PROPERTY CONVEYED TO MICHELLE D. CHRISTENSEN, UNMARRIED FROM RICHARD T. FERGUSON AND ASHLEY B. FERGUSON, HUSBAND AND WIFE, DATED 08/30/2022, RECORDED 09/06/2022, DEED INSTRUMENT NO. 20220906-0099860, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Jan 15, 2026:

Michelle D. Christensen

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Michelle D. Christensen**, personally known to me, or has produced TN driver's license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of Jan, 2026.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 15th day of Jan, 2026.

Notary Public

My Commission Expires: May 8, 2029

SEAL

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 01/15/2026 (date of document).

NJWBK
Affiant Signature

01/27/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 27th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-29

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2029
Commission Number 1411282