WARRANTY DEED

Karen Johnson Davidson County
Batch# 1387157 DEEDWARR
03/02/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260302-0016266

File #26-TL-1063-C

(SEAL)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/25/29

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Patrick Boyd	Newrez LLC	
(NAME)	(NAME)	
1063 Vida Way	1100 Virginia DR Ste 125	**186 03 0A 043.00**
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Fort Washington, PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MOLLY LYNN WILLMORE (N/K/A MOLLY BALL) AND STEPHEN JOSEPH BALL, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM PATRICK BOYD, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of Final Plat, BURKITT COMMONS, PHASE 4 of record in Plat at Instrument No. 20200617-0063022, 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 Molly Lynn Willmore and Stephen Joseph Ball, wife and husband (having been erroneously referred to as "wife and husband and wife"), by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210728-0101791, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021, and recorded on July 28, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT COMMONS PHASE 4, as recorded in Instrument No. 20200617-0063022.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180202-0010924, as amended in Instrument No. 20190321-0025835 and Supplemented in Instrument No. 20191219-0131322, Instrument No. 20210727-0101163, Instrument No. 20210811-0108371 and further Amended in Instrument No. 20210907-0119778.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170308-0022983.
* Covenants, Conditions and Restrictions as set forth in Declaration Regarding Outparcels recorded in Instrument No. 20200430-0045540, as Amended in Instrument No. 20221005-0109871.
* Easement for Access, recorded in Instrument No. 20201113-0134459.
* Charter for Burkitt Commons Homeowners Association, Inc., recorded as Instrument No. 20180125-0008085.
* Common Open Space Deed recorded as Instrument No. 20240423-0029185.
* Sewage Soil Absorption Letter recorded in Book 4933, Page 801
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **MOLLY BALL** as Attorney-in-Fact for **STEPHEN JOSEPH BALL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202603020016265, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **1063 Vida Way, Nolensville, TN 37135**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 26th day of February, 2026.

Molly Ball
Molly Lynn Willmore (n/k/a Molly Ball)

Stephen Joseph Ball by Molly Ball his Attorney-In-Fact
Stephen Joseph Ball by Molly Ball, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2026, before me personally appeared MOLLY BALL, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2026.

C. Loy Carney
Notary Signature
My commission expires: 03-20-2028

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOLLY BALL**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **STEPHEN JOSEPH BALL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **STEPHEN JOSEPH BALL**.

Witness my hand and official seal this **26th** day of **February, 2026**.

C. Loy Carney
Notary Signature
My Commission Expires: 03-20-2028

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Ryan Bafford, 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

February 26, 2026
Date

Affiant Signature

2/26/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 26th day of February, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202603020016266