Karen Johnson Davidson County
Batch# 1388890 DEEDWARR
03/05/2026 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260305-0017534

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,999.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF MARCH, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3.20.28

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3567LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Linda White and Charles White	Mutual of Omaha Mortgage	
1123 Frewin Street	3131 Camino Del Rio N	187 05 0A 041.00
Nolensville, TN 37135	Ste 1100 San Diego, CA 92108	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELISSA CAROL HARKREADER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDA WHITE AND CHARLES WHITE, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the 31st Councilmanic District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Lot No. 41 on the Final Plat of Burkitt Springs, Phase 4B, as appearing of record in Instrument Number 20160802-0079556, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Melissa Carol Harkreader, a single woman, by Warranty Deed from Carolyn T. Johnston, an unmarried woman, dated March 18, 2019, and recorded March 25, 2019, of record in Instrument No. 20190325-0026769, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20160802-0079556, as corrected by Scrivener's Affidavit of Plat Correction recorded in Instrument No. 20190109-0002443, of the Public Records of Davidson County, Tennessee.
5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Instrument No. 20140110-0002949, said document being as amended in Instrument Nos. 20170118-0005499 and 20230206-0008336, all of the Public Records of Davidson County, Tennessee.
6. Burkitt Springs Homeowners Association, Inc. Rules & Regulations recorded in Instrument No. 20240620-0046336, of the Public Records of Davidson County, Tennessee.
7. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130514-0048379, of the Public Records of Davidson County, Tennessee.

This is Improved property known as 1123 Frewin Street, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 2nd day of March, 2026.

Melissa Carol Harkreader

Melissa Carol Harkreader

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MELISSA CAROL HARKREADER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of March, 2026.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3.2.26. (date of document).

Affiant Signature

3/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

