Karen Johnson Davidson County
Batch# 1397791 DEEDWARR
03/26/2026 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,748.25
20260326-0024215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260253504**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $472,500.00 Affiant Subscribed and sworn to before me, this 26th day of March, 2026. Notary Public My Commission Expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

WARRANTY DEED

Address New Owner: Richard L. Hickey and Melanie A. Hickey 185 Burkitt Commons Ave Nolensville TN 37135	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 186-03-0A-057.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Julian Tambini and Brian James Tambini, Jr., wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Hickey and Melanie A. Hickey, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 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 Melissa Julian Tambini and Brian James Tambini, Jr., wife and husband by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20210430-0058487 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on April 30, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20200617-0063022, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835, supplemented in Instrument No. 20210727-0101163, 20210811-0108371 and amendment in Instrument No. 20210907-0119778, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20050908-0108101 (all)., in the Register's Office for Davidson County, Tennessee.

Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.

Declaration Regarding Outparcels of record in Instrument Number 20200430-0045540, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.

Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170308-0022983, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument Number 20201113-0134459, in the Register's Office for Davidson County, Tennessee.

Grant of Overhead Line Agreement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.

Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.

Application for Greenbelt Assessment of record in Book 8881, Page 778, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 185 Burkitt Commons Ave Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25th day of March, 2026.

Melissa Julian Tambini

Brian James Tambini, Jr.

STATE OF ~~TENNESSEE~~ NC)
COUNTY OF ~~DAVIDSON~~ Union)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Julian Tambini and Brian James Tambini, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2026.

Notary Public
My Commission Expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 3.26.26 (date of document).

Affiant Signature

3.26.26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26 day of March, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY