WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403170 DEEDWARR
04/08/2026 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $1,539.20
20260408-0028138

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $416,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF APRIL, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3603LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brian C. Mills	Liberty Federal Credit Union	
840 Westcott Lane	1200 Forest Bridge Rd	
Antioch, TN 37013	Louisville KY 40223	187 01 0B 160.00

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, **JENNA MARIE DUNHAM, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN C. MILLS, A SINGLE MAN,** 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 31th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 160 on the Plan of Burkitt Ridge, Phase 5 of record in Plat at Instrument No 20220525-0060826, 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 Jenna Marie Dunham, unmarried person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability company, dated April 27, 2023, and recorded May 1, 2023, of record in Instrument No. 20230501-0032184, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 840 Westcott Lane, Antioch, Tennessee, 37013
TAX PARCEL ID/APN: 187 01 0B 160.00

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.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (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. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20220525-0060826, of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200911-0103602, (Plan shown as Exhibit "B" on Pages 53-54; Charter shown as Exhibit "C" on Pages 56-58; By-Laws shown as Exhibit "D" on Pages 59-67), said document being as amended in Instrument Nos. 20240423-0028994, and 20260309-0018540, all of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Restrictive Covenant for Detached Structure recorded in Instrument No. 20220614-0067753, of the Public Records of Davidson County, Tennessee. Charter for Burkitt Ridge Neighborhood Association, Inc. recorded in Instrument No. 20200910-0102877, of the Public Records of Davidson County, Tennessee. 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. Grant of Easement recorded in Instrument No. 20110311-0019588, of the Public Records of Davidson County, Tennessee. Grant of Anchor Easement to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government recorded in Instrument No. 20140204-0009863, of the Public Records of Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210212-0020437, of the Public Records of Davidson County, Tennessee. Grant of Easement Distribution recorded in Instrument Nos. 20221025-0115494 and 20221025-0115496, of the Public Records of Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. Rights of adjoining owners to party wall(s) located partly on the Land.

This is improve property known as 840 Westcott Lane, Antioch, TN 37013

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 6th day of April, 2026.

Jenna Marie Dunham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JENNA MARIE DUNHAM, 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 6th day of April, 2026.

Notary Public My Commission Expires: _____

I Lisa Allard, 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 April 6, 2026.

Lisa Allard, Affiant April 6, 2026

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this April 6, 2026.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028

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