Karen Johnson Davidson County
Batch# 1411710 DEEDWARR
04/27/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,893.40
20260427-0036179

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353842**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $782,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2026. Notary Public My Commission Expires: 9·16·2029

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Caelen Tallant and Austin Tallant 8817 Ivy Mount Lane Nolenville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-079.00 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, **Thomas Judson Wesley, III and Kathy James Wesley, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Caelen Tallant and Austin Tallant, wife and husband,** ("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(s) 123, as shown on the map entitled Final Plat Burkitt Place, Phase 1B, Section 1, of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS JUDSON WESLEY, III AND KATHY JAMES WESLEY, HUSBAND AND WIFE, by deed from JUANITA WALTON N/K/A JUANITA TURNIPSEED, of record in Instrument No. 20180625-0060877, dated June 15, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 186-04-0A-079.00 CO.

Matters shown on the Plan of record as Instrument No. 20061109-0139669, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060306-0025388 amended in Instrument No. 20070202-0014304, said Register's Office.

By-Laws Amendment of record in Instrument No. 20180926-0095460, said Register's Office.

Sewer Easement of record as Instrument Nos. 20050816-0096915, and 20050908-0108101, said Register's Office.

Easement Agreement of record as Instrument No. 20060317-0030915, said Register's Office.

This is improved property located at 8817 Ivy Mount Lane Nolenville 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, Grantor has executed this instrument on this 24th day of April, 2026.

Thomas Judson Wesley, III

Kathy James Wesley 4/24/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Judson Wesley, III and Kathy James Wesley, 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 24th day of April, 2026.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 24, 2026.

J. Carlton Drumwright

April 24, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 24, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY