Karen Johnson Davidson County
Batch# 1412181 DEEDWARR
04/28/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,824.10
20260428-0037085

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $493,000.00. Affiant Subscribed and sworn to before me, this 27 day of April, 2026. Notary Public My commission expires:_____

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Elizabeth Todd	**New Owner**	**187-09-0A-016.00CO**
2061 Kirkwall Drive		
Nolensville, TN 37135		

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

Phillip R. Eyler and Susan P. Eyler, husband and wife,

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

Erin Elizabeth Todd, an unmarried woman,

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 16 on the Plan of Phase Four, Burkitt Village of record in Instrument No. 20180604-0053014, 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 all of the property conveyed to Phillip R. Eyler and Susan P. Eyler, husband and wife, by deed from Gerilyn S. Schmidt, an unmarried woman, of record in Instrument No. 20231011-0079779, dated October 10, 2023, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book P55, Page 92, Register's Office for Williamson, Tennessee.
c. Easement to Global Signal of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
d. .Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20121029-0098753, in the Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
f. Ingress, Egress and Utility Easement of record in Instrument No. 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
g. Easement Agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
h. Sanitary Sewer Easement of record in Instrument No. 20051031-0131232, in the Register's Office for Davidson County, Tennessee.

i. Lease Agreement of record in Book 10424, Page 22, Assignment of Lease in Instrument No. 20010724-0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-0039935, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.
j. Deed of common areas to Homeowners Association of record in Instrument No. 20221121-0123347, in the Register's Office for Davidson County, Tennessee.
k. Restrictive covenants contained in an instrument of record in Instrument No. 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, corrected in Instrument No. 20170720-0073494 and DCCR's in Instrument No. 20170720-0073493, Instrument No. 20171108-0114807, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20210601-0072620, Instrument No. 20210129-0013675, Register's Office for Davidson County, Tennessee.
l. Subject to rights of others in and to common areas/elements.
m. Subject to lien for special assessment contained in DCCR's/Master Deed.
n. Subject to HOA dues- if any.
o. All other easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2061 Kirkwall Drive, 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 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, her 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.

This Warranty Deed shall become effective upon recordation but not before.

Witness my/our hand(s) this ____day of April, 2026.

Phillip R. Eyler

Susan P. Eyler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid before me personally Phillip R. Eyler and Susan P. Eyler, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of April, 2026.

Notary Signature
My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-51**

Certificate of Authenticity

I, Russell J. McCann, 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

4/27/26.

Date

Affiant Signature

April 27, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of April, 2026.

Notary's Signature

CASEY MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07-02-2029 DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-51**