This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8682-MC

Karen Johnson Davidson County
Batch# 1427697 DEEDWARR
06/03/2026 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260603-0050217

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Kirsten Virden
Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 1st day of June, 2026.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Mills 317 Whitman Court Nolensville, TN 37135	FirstBank 722 Columbia Avenue Franklin, TN 37064	

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Justin Randolph and Bionka Randolph, husband and wife** ("Grantor"), transfer and convey unto **Nicholas Mills, unmarried**, ("Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 410, Final Plat, Phase 2D, Section 3, Burkitt Place, according to survey and plat of same appearing of record in Instrument No. 20120517-0043031, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bionka Randolph and Justin Randolph, wife and husband by Warranty Deed from Lani L. King, unmarried, dated August 19, 2016, recorded August 22, 2016, of record in Instrument No. 20160822-0087763, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **317 Whitman Court, Nolensville, TN 37135**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 1st day of June, 2026.

GRANTOR:

Justin Randolph

Bionka Randolph

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Justin Randolph and Bionka Randolph,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of June, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202606030050217

I, Kirsten Virden, 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 6-1-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-1-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

