Karen Johnson Davidson County
Batch# 1432563 DEEDWARR
06/10/2026 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260610-0052836

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: Apr. 18, 2026

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
701 West Main Street, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harvey Kent Frey and Monica Sue Frey	New Owner	187-05-0A-017.00-CO
(NAME)	(NAME)	
1136 Frewin Street		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Laura Michelle Harris formerly Laura Michelle Osbun, married,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Harvey Kent Frey and Monica Sue Frey, husband and wife,** hereinafter called the GRANTEE(S), their 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 all of Lot No. 17, Final Plat, Burkitt Springs, Phase 4B, as shown by plat and survey of record in Instrument No. 20160802-0079556, as amended by Scrivener's Affidavit of Plat Correction of record in Instrument No. 20190109-0002443, of record 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 Laura Michelle Osbun, unmarried woman by Warranty Deed from Mark Alan Stauffer and Clare Worrell Stauffer, husband and wife, dated 10/26/2020, of record in Instrument No. 202010280124948, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1136 Frewin Street, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2936061
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

MARK ARTHUR HARRIS, HUSBAND OF LAURA MICHELLE HARRIS, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Effective the 10th day of June, 2026.

Laura Michelle Harris
formerly Laura Michelle Osbun

Mark Arthur Harris

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Michelle Harris formerly Laura Michelle Osbun, and Mark Arthur Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of June, 2026.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
701 West Main Street
Franklin, TN 37064

Certificate of Authenticity

I, Christina Higgins, 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 6/10/2026.

Date

Affiant Signature

6/10/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029