Karen Johnson Davidson County
Batch# 1437251 DEEDWARR
06/23/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20260623-0056485

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $524,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JUNE, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.2.26

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3660LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Edenfield and Madeline Allen	NEW OWNER	
4000 Liberton Way		
Nolensville, TN 37135		187 09 0A 244.00

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, **J. JARRATT SINCLAIR, AS TRUSTEE OF THE MARITAL TRUST UNDER LAST WILL AND TESTAMENT OF JERE C. SINCLAIR, DATED AUGUST 31, 2015** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES EDENFIELD AND MADELINE ALLEN** 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:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Phase Nine, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180208-0012957, 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 Joyce Sinclair, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 24, 2018, and recorded October 25, 2018, of record in Instrument No. 20181025-0105914, in the Register's Office for Davidson County, Tennessee. See also the Correction to Warranty Deed clarifying that the grantee of the property under the previous deed should have been J. Jarratt Sinclair, as Trustee of the Marital Trust under Last Will and Testament of Jere C. Sinclair, dated August 31, 2015, recorded on December 21, 2020, in Instrument No. 20201221-0151630, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 4000 Liberton Way, Nolensville, Tennessee, 37135
TAX PARCEL ID/APN: 187 09 0A 244.00

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. 20180208-0012957, of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130717-0074035, and as amended in Instrument No. 20140310002007 1, Instrument No. 20140814-0073542, Instrument No. 201502270017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20171108-0114807 and Instrument No. 20180622-0060478, in the Register's Office for 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. Easements, restrictions, and other matters as shown on the plat of Burkitt Village, Phase Nine, Section Two, recorded February 8, 2018, as Instrument No. 20180208-0012957, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Instrument No. 20051031-0131232, in the Register's Office for Davidson County, Tennessee. Ingress and Egress and Utility Easement of record in Instrument No. 20121218-0116523, in the Register's Office for Davidson County, Tennessee. Easement to Global Signal of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee. Terms and provisions of the Inspection and Maintenance for Private Stormwater of record in Instrument No. 20121029-0098753 and Instrument No. 20130724-0076308, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 10424, Page 22 and Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee. Terms, conditions and provisions of the Assignment of Lease of record in Instrument No. 20010724-0078138, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, Instrument No. 20140509-0039933 and Instrument No. 20140509-0039935, in the Register's Office for Davidson County, Tennessee. Terms, conditions, provisions, obligations and agreements as set forth in the Warranty Deed recorded October 25, 2018, as Instrument No. 20181025010591 4. Terms, provisions and conditions as set forth in the Charter of Burkitt Village Homeowners Association, Inc. of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 4000 Liberton Way, 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 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 17th day of June, 2026.

J. Jarratt Sinclair, as Trustee of the Marital Trust under Last Will and Testament of Jere C. Sinclair, dated August 31, 2015

BY: J. Jarratt Sinclair

J. Jarratt Sinclair, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, J. JARRATT SINCLAIR, AS TRUSTEE OF THE MARITAL TRUST UNDER LAST WILL AND TESTAMENT OF JERE C. SINCLAIR, DATED AUGUST 31, 2015, 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.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 17th day of June, 2026.

Notary Public

My Commission Expires:

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

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **6/17/2026** (date of document).

Affiant Signature

6/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **June**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

