Karen Johnson Davidson County
Batch# 1438657 DEEDWARR
06/26/2026 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260626-0058141

WARRANTY DEED

CASSANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

2026-05-4225

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24 day of June, 2026.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin Michael Davis and Ekta Arora Davis 135 Burkitt Commons Avenue Nolensville, TN 37135	NEW OWNER	Map/Parcel 186-03-0A-114.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clifton Chad Williams, a married man, and Chelsea Rae Barrett, formerly known as Chelsea Rae Williams, a married woman, as tenants in common**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Michael Davis and Ekta Arora Davis, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 114 on the Plan of Final Plat of Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, 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 Chelsea Rae Williams, an unmarried woman and Clifton Chad Williams, a married man, as tenants in common by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201104-0129200 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 04, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 135 Burkitt Commons Avenue, 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Matthew Barrett, joins in the execution of this instrument to convey any right, title, or interest he may have in the subject property by virtue of his marriage to Chelsea Rae Barrett.

Clifton Chad Williams warrants and affirms that the above-described real property is not now and has never been his or his spouse's primary residence.

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.

Effective the 25th day June, 2026.

Clifton Chad Williams

Chelsea Rae Barrett

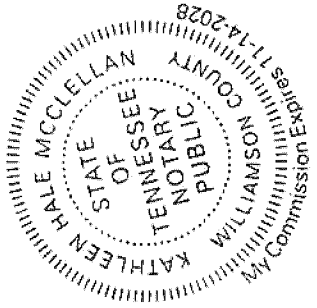
Matthew Barrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of June, 2026, before me personally appeared Clifton Chad Williams, Chelsea Rae Barrett and Matthew Barrett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of June, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/25/2026.

Date

Affiant Signature

6/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of June, 2026

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

