Karen Johnson Davidson County
Batch# 1438696 DEEDWARR
06/26/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260626-0058214

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454109**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2026. Notary Public My Commission Expires:

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
COMMISSION EXPIRES OCTOBER 16, 2028

WARRANTY DEED

Address New Owner: Dwayne Dougal and Anne Dougal 9028 Macauley Lane Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-393.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Saxton and Heather Saxton, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dwayne Dougal and Anne Dougal, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 393, as shown on the map entitled Burkitt Place Phase 20, Section 2, "Cluster Lot Subdivision", of record in Instrument No. 202150818-0082791, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEVEN SAXTON AND HEATHER SAXTON, HUSBAND AND WIFE, by deed from JENNIFER A. CASH, of record in Instrument No. 20230405-0024731, dated April 4, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 186-04-0A-393.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, assignment of Developer's Rights in Instrument No. 20120106-0001500, said Register's Office.

By-Laws of record in Instrument No. 20180926-0095460, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20150818-0082791, said Register's Office.

This is improved property located at 9028 Macauley Lane Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of June, 2026.

Steven Saxton

Heather Saxton

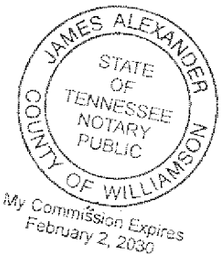
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Saxton and Heather Saxton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2026.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, _____, 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 6/26/2026 (date of document).

_____
Affiant Signature

Date: 6/26/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26 day of June, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

