This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9388-CL

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 190
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1440548 DEEDWARR
06/30/2026 12:21:58 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20260630-0059036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2026.

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires:

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Raymond Jay Kozain, Jr Judith Lee Kozain 2072 Kirkwall Dr Nolensville, TN 37135	NEW OWNER	187 09 0A 332.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Ann Harris and Duane McKinney, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Raymond Jay Kozain, Jr and Judith Lee Kozain, a married couple** (individually and/or collectively, "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 Lot No. 332 on the Plan of PHASE FOUR, BURKITT VILLAGE, SP SUBDIVISION of record in Plat at Instrument No. 20180604-0053014, 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 Elizabeth Ann Harris, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20190826-0085271, in the Register's Office of Davidson County, Tennessee, dated August 23, 2019 and recorded on August 26, 2019.

This is improved property located at: **2072 Kirkwall Dr, Nolensville, TN 37135**

Duane McKinney joins herein for the purpose of releasing and relinquishing any right, title, claim, or interest in the property, including any marital rights therein.

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 26th day of June, 2026

GRANTOR:

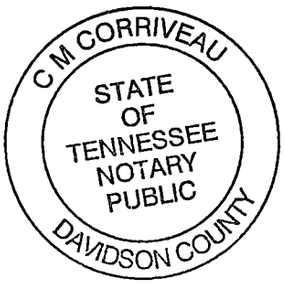
Elizabeth Ann Harris

Duane McKinney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Ann Harris and Duane McKinney, the within named bargainors, 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 26th day of June, 2026.



Notary Public
My Commission expires: 1/22/2029