WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443480 DEEDWARR
07/09/2026 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260709-0061861

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy M. Wilson	Amy M. Wilson	187-09-0A-334.00
(NAME)	(NAME)	
2064 Kirkwall Drive	2064 Kirkwall Drive	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	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/we Elizabeth M. Ferguson, Trustee of the Ferguson Family Trust dated February 26, 2026, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Amy M. Wilson, an unmarried person, hereinafter called the GRANTEE(S), his/her/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 Lot No. 334 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 Homer Stanley Ferguson and wife, Marina Rezende Ferguson by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 12/20/2019, of record in Instrument No. 20191220-0131788, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth M. Ferguson, Trustee of the Ferguson Family Trust, dated February 26, 2026, by Quitclaim Deed from Homer Stanley Ferguson and wife, Marina Rezende Ferguson, dated 02/26/2026, of record in Instrument No. 20260226-0015497, 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 ☒ 2064 Kirkwall Drive, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 6th day of April, 2026.

Ferguson Family Trust dated February 26, 2026

By: Elizabeth M. Ferguson
Elizabeth M. Ferguson, Trustee

State of Tennessee
County of Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Elizabeth M. Ferguson, Trustee of the Ferguson Family Trust dated Februray 26, 2026 Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 6th day of April, 2026.

Tracey Trumphour
Notary Public:

My Commission Expires: 1.31.29



RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 April 6, 2026.

Lissa Groom
Affiant
Date: July 6, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6 day of July, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON