Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1448193
07/17/2026 09:34:10 AM
Fees: $23.00 Taxes: $2,364.30
Davidson County
DEEDWARR
4 pgs
20260717-0064789

Y-BMR-26-8404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Ryan Jett and Caitlin Alexander Jett	**New Owner**	
(NAME)	(NAME)	**186-04-0A-209.00-CO**
8404 Danbrook Dr.		
(ADDRESS)	(ADDRESS)	
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 consideration, the receipt of which is hereby acknowledged, **ROBERT E. TOLINE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL RYAN JETT AND CAITLIN ALEXANDER JETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 229 on the Revision Final Plat of Burkitt Place, Phase 2E, Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294,, Cluster Lot Subdivision, of record in Instrument No. 20090902-0082756, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Toline, a single man by Warranty Deed from Nathan Clingman and Jillian Clingman, husband and wife of record in Instrument No. 20230224-0013162 Register's Office for Davidson County, Tennessee, dated February 22, 2023 and recorded on February 24, 2023.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20090902-0082756, Register's Office of Davidson County, Tennessee.
- PUD Boundary of record in Instrument Number 20050920-0113225, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants of record in Book 3845, Page 754, Book 4166, Page 667 and Book 4179, Page 811, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Burkitt Place, with By-Laws appended thereto, of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Instrument No. 20150714-0068441 and Instrument No. 20180926-0095460, Register's Office for Davidson County, Tennessee.
- Easement and Contribution Agreement of record in Book 3657, Page 344, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140408-0029155 in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 3845, Page 789, in the Register's Office for Davidson County, Tennessee.
- Assignment of Developer Rights of record in Instrument Number 20120106-0001500, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee.
- Quitclaim Deed for Common Areas to HOA of record in Instrument Number 20071220-0145868, in the Register's Office for Davidson County, Tennessee.
- Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement to Level 3 Communications, LLC of record in Instrument Number 20060317-0030915, in the Register's Office for Davidson County, Tennessee.

- Right of Way Easement to United Telephone Company of record in Instrument Number 20060607-0067534, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070724-0087694, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050908-0108101, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress to Cemetery of record in Book 112, Page 184, in the Register's Office for Davidson County, Tennessee.
- Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 3855, Page 402, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Book 3940, Page 211, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20060607-0067543, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 200707240087659, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8404 Danbrook Dr., Nolensville, Tennessee 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(S), their heirs and 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), 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/our hand(s) this the 15th DAY OF JULY, 2026.

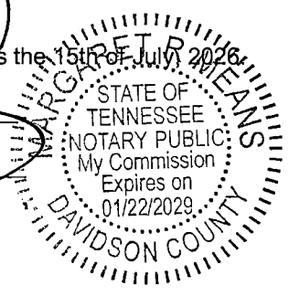
Robert E. Toline

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. TOLINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



Cara Eileen Jordan

Cara Jordan

Cara Jordan, spouse of Robert E. Toline, hereby joins in this conveyance and does transfer and convey any and all marital interest Cara Jordan may have in and to the above-described tract or parcel of land.

STATE OF New York
COUNTY OF Clinton

Before me, William Ernest Grones, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, **CARA JORDAN,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal of office at this the 15th day of July , 2026.

William E. Grones

Online Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 July 15, 2026.

Date

Stephanie Woodall

Affiant Signature

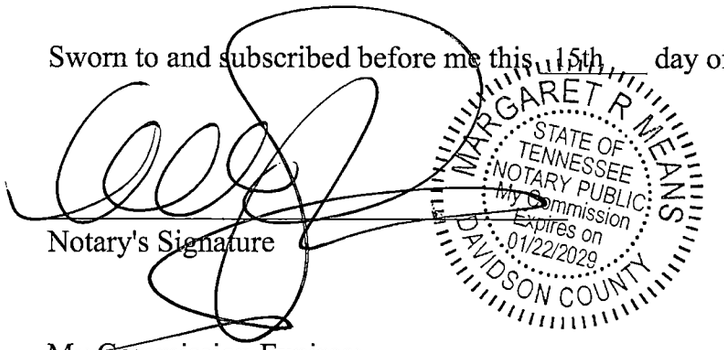
July 15, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026.



Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)