WARRANTY DEED

File #26-259

Karen Johnson
Batch # 1449659
07/21/2026 09:17:17 AM
Fees: $23.00 Taxes: $1,461.50

Davidson County
DEEDWARR
4 pgs

20260721-0065702

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie Ferris Thweatt	NEW OWNER	186-04-0B-020.00-CO
(NAME)	(NAME)	
24 Tern Court		
(ADDRESS)	(ADDRESS)	
Bay Shore, NY 11706		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Scott A. Marquart and and Cynthia L. Marquart, Co-Trustees of The Scott and Cynthia Marquart Family Trust Dated July 30, 2021,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billie Ferris Thweatt, a single woman** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 Unit No. 20, on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Scott A. Marquart and Cynthia L. Marquart, Co-Trustees of The Scott and Cynthia Marquart Family Trust Dated July 30, 2021 by Quitclaim Deed from Thomas Marquart, unmarried, and Scott A. Marquart and Cynthia L. Marquart, husband and wife of record in Instrument No. 20211019-0140148 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7838 Kemberton Drive West, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 16th day of July, 2026.

The Scott and Cynthia Marquart Family Trust Dated July 30, 2021

By: Scott A. Marquart, Co-Trustee
Scott A. Marquart, Co-Trustee

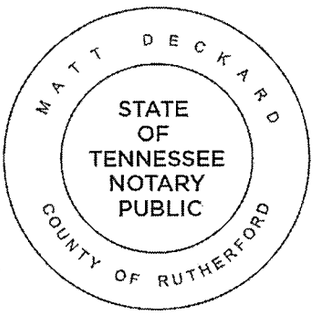
STATE OF Tennessee
COUNTY OF Rutherford

On this 16th day of July, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott A. Marquart, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Co-Trustee of the Scott and Cynthia Marquart Family Trust Dated July 30, 2021 Trust**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 16th day of July, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Witness my hand this 16th day of July, 2026.

The Scott and Cynthia Marquart Family Trust Dated July 30, 2021

By: _____
Cynthia L. Marquart, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of July, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cynthia L. Marquart, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Trustee of the Scott and Cynthia Marquart Family Trust Dated July 30, 2021 Trust**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 16th day of July, 2026.

_____
Notary Signature
My commission expires: 1/30/29



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

CERTIFICATE OF AUTHENTICITY

I, DANIEL HEARD, 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 16, 2026 (date of document).

Affiant Signature

Date JULY 16, 2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of JULY, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029