Karen Johnson Davidson County
Batch# 1458829 DEEDWARR
08/11/2026 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20260811-0074154

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755162** JOHN DANIEL THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-20-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $438,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2026. Notary Public My Commission Expires: 12/20/27

WARRANTY DEED

Address New Owner: Christopher Van Ballegooyen and Cindy Van Ballegooyen 405 Corner Alley Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 188-10-0C-222.00 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, **Mary E. Byrnes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Van Ballegooyen and Cindy Van Ballegooyen, 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) 222, as shown on the map entitled Final Plat of Carothers Farms, Phase 3, Section 3, of record in Instrument No. 20191126-0122176, corrected by Scrivener's Affidavit of Plat Correction of record in Instrument No. 20200207-0014664, 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 MARY E. BYRNES, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210318-0035883, dated March 10, 2021, 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. 188-10-0C-222.00 CO.

Matters shown on the Plan of record in Instrument No. 20191126-0122176 and Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664, said Register's Office.

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. 20070627-0076581, Instrument No. 20070627-0076582, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, and Instrument No. 20180125-0008094, said Register's Office.

Easement(s) of record in Book 9975, page 541, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826, said Register's Office.

Parking Easement and Maintenance Agreement of record in Instrument No. 20180719-0070523, said Register's Office.

Right-of-Way Easement of record in Book 3578, page 491, in Book 3611, page 195, Book 4588, page 484 and Instrument No. 20070511-0056717, said Register's Office.

Agreement or Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4586, page 484, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171116-0117788, said Register's Office.

This is improved property located at 405 Corner Alley 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 6th day of August, 2026.

Mary E. Byrnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 6th day of August, 2026.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 08/6/2026 (date of document).

Affiant Signature

08/6/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027