Karen Johnson Davidson County
Batch# 1470342 DEEDWARR
09/08/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20260908-0083321

*This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.*

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10014-SS

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $483,000.00.

Affiant

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 2nd day of September, 2026.

Notary Public
My Commission Expires: 1-21-29

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kathleen T. Young<br>728 Westcott Lane<br>Nolensville, TN 37135 | Primis Mortgage Company<br>5535 Currituck Dr. Suite 120<br>Wilmington, NC 28403 | 187-05-0A-093-00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Camilla Ann Tulimieri, an unmarried woman** (individually, "Grantor"), transfer and convey unto **Kathleen Young, an unmarried woman** (individually, "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. 93, as shown on the plan of Burkett Springs, Phase One, of record as Instrument No. 20140115-0004012, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Camilla A. Tulimieri by Warranty Deed filed for record on November 5, 2014 in Instrument No. 20141106-0102714, of the Register's Office in Davidson County, Tennessee.

This is improved property located at: **728 Westcott Lane, Nolensville, TN 37135**

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 2nd day of September, 2026.

GRANTOR:

Camilla Ann Tulimieri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Camilla Ann Tulimieri, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of September, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 9/2/26 (date of document).

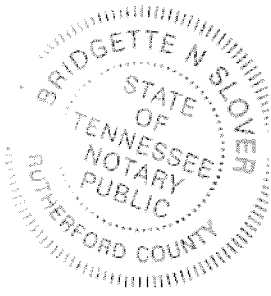
Affiant Signature

9/3/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of September, 2026.




Notary Signature

My Commission Expires: 01/21/2029