Karen Johnson Davidson County
Batch# 1482489 DEEDWARR
10/08/2026 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20261008-0092598

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $530,000.00.

Affiant

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

Subscribed and sworn before me this the 30th day of September, 2026.

Notary Public
My commission expires: 10-25-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lisa Marie Duke 1808 Paisley Dr. Nolensville, TN 37135	Same as new owner	187-09-0A 346.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MADALYN GRACE PIRCHMOSER F/K/A MADALYN G. EVERTS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LISA MARIE DUKE, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Phase Two Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20200910-0103205, 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 Madalyn G. Everts, an unmarried woman, by deed dated 09/16/2021, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210917-0125389, Register's Office for said County.

The said property was not the marital residence of the grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1808 Paisley Dr., Nolensville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

ME

Witness my hand this the 30th day of September, 2026.

Madalyn Grace Pirchmoser

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Madalyn Grace Pirchmoser, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2026.

My commission expires:
7-22-30

Notary Public



True Copy Certification

I, Yvette Meldrum, 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 Sept 30, 2026

YM 9-30-26

Affiant Signature Date

State of Tennessee
County of Williamson.

Sworn to and subscribed before me this 30th day of Sept, 2026.

Megan Crawford

Notary's Signature

My Commission Expires: 10-25-26

