THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29849

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 587210 DEEDWARR
03/08/2021 03:03:27 PM 3 pgs
Fees: $18.00 Taxes: $869.50

20210308-0030152

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C&H Properties, LLC	NEW OWNER	
P. O. Box 90680		09106008700
Nashville, TN 37209		
(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, **Lisa Gruensfelder, married, as Personal Representative of the Estate of Gail Eileen Burgess and as beneficiary of the Last Will and Testament of Gail Eileen Burgess, and Michael Burgess, married, as beneficiary of the Last Will and Testament of Gail Eileen Burgess,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C&H Properties, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 20 on the Plan of West Park Addition of record in Plat Book 2330, Page 39, and as amended in Book 2446, Page 351, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 52 feet on the Northwesterly margin of Carl Place and runs back between lines measuring 125.13 feet on the Southerly line and 125 feet on the Northerly line to a dead line in the rear measuring 57.75 feet thereon.

Being the same property conveyed to Gail E. Burgess, unmarried, by deed from Callie F. Thomason, unmarried, dated January 25, 1995 and recorded on January 26, 1995, of record in Book 9578, Page 918, Register's Office for Davidson County, Tennessee. Gail E. Burgess died testate on July 7, 2020. The Last Will & Testament of Gail E. Burgess was probated in the Probate Division of the Circuit Court of Davidson County, Tennessee in Docket No. 20P1359. Lisa Gruensfelder and Michael Burgess are the two beneficiaries named in the Last Will and Testament of Gail Eileen Burgess. Neither of the herein named Grantors have ever lived at the above-described property as a married person and said property is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been 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.

This is IMPROVED property known as **5918 Carl Place, Nashville, TN 37209.**

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 Grantor's hand on the dates set forth below in the notary acknowledgements.

The Estate of Gail Eileen Burgess

By: _____
Lisa Gruensfelder, Personal Representative

_____
Lisa Gruensfelder, Beneficiary

STATE OF Georgia

COUNTY OF Rockdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Gruensfelder, married, as Personal Representative of the Estate of Gail Eileen Burgess and as beneficiary of the Last Will and Testament of Gail Eileen Burgess,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 03 day of March, 2021.

My Commission expires: 01/19/2025

_____
Notary Public

Felicia Spearman
NOTARY PUBLIC
Rockdale County, GEORGIA
My Commission Expires 01/19/2025

Michael Burgess, Beneficiary

STATE OF FLORIDA

COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Burgess, married, as beneficiary of the Last Will and Testament of Gail Eileen Burgess,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of March, 2021.

My Commission expires: Jan 30, 2024

Notary Public

SCOTT T. LEITH
Notary Public-State of Florida
Commission # GG 953597
My Commission Expires
January 30, 2024