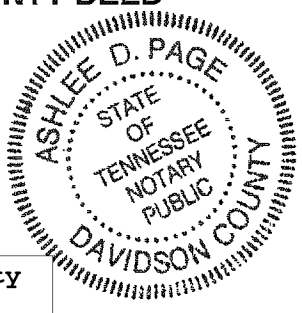
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 OF March 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 825981 DEEDWARR
03/22/2022 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20220322-0032683

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eagle Flight LLC	Same as New Owner	
(NAME)	(NAME)	
259 Fairway Drive	2620 Western Hills Dr.	09507001700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Estate of Dorothy Gustave Burton Annette Renee Parsons, Executrix, Heirs at law of the Estate of Dorothy G. Burton** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eagle Flight LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTEE(S), their 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. 91, on the Plan of Merry Oaks Subdivision, of record in Book 1835, Pages 67 and 68, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dorothy G. Burton by Warranty Deed from Kristin H. Sevensky, a married person and Andrew C. Hatcher, a single person, dated 08/04/2003 and recorded 08/06/2003, of record in Instrument No. 200308060112087, Register's Office for Davidson County, Tennessee.

The said Dorothy G. Burton died testate on 10/27/2021, devising subject property to Cindy Jackson, Lisa Burton, Annette Renee Parsons, Brandi Devault, and Danielle Jackson, as evidenced in File No. 75PRI-2021-PR-848, Probate Court Clerk's Office for Rutherford County, Tennessee.

All matters shown on the plat of record in Plat Book 1835, Pages 67-68, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 259 Fairway Drive, Nashville, TN 37214
(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective this 2nd day of ~~February~~ March, 2022..

Estate of Dorothy Gustave Burton
Annette Renee Parsons, Executrix

By: Annette Renee Parsons
Annette Renee Parsons, Executrix

Annette Renee Parsons
Heir, Annette Renee Parsons

Cindy Jackson
Heir, Cindy Jackson

Lisa Burton
Heir, Lisa Burton

Brandi Devault
Heir, Brandi Devault

Danielle Jackson
Heir, Danielle Jackson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Annette Renee Parsons**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the Estate of Dorothy Gustave Burton, to execute this instrument on behalf of the Estate of Dorothy Gustave Burton.

Witness my hand and Official seal this 25th day of February, 2022.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.8.2025

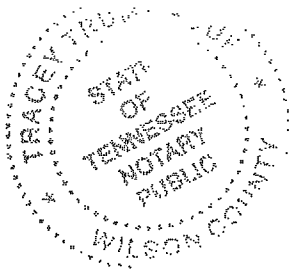
TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cindy Jackson, Lisa Burton, Annette Renee Parsons, Brandi Devault, and Danielle Jackson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of ~~February,~~ March 2022.

Notary Public:
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Holly A Mason, 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 3/2/22.

Affiant Signature

3/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of March, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 1-8-22