Karen Johnson Davidson County
Batch# 926059 DEEDWARR
10/05/2022 11:42:30 AM 5 pgs
Fees: $28.00 Taxes: $4,773.00
20221005-0109904

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9555-LV

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,290,000.00.

Jennifer A Hoffman
Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2022.

Allison M. Noble
Notary Public
My Commission Expires: _____

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amnon and Ruth Shreibman P.O. Box 1771 Lavergne, TN 37086	Same as new owners.	Part of 150-00-0-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Therese A. McClurg, Successor Trustee and Beneficiary, and Philip D. Burgess, Beneficiary, and Patrick M. Burgess, Beneficiary of Kent Burgess and Billie B. Burgess Trust U/A dated December 13, 2008**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amnon Shreibman and Ruth Shreibman, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY. TENNESSEE, BEING KNOWN AS THE WALTER F. J. SCOTT TRACT, AND BEING BOUNDED ON THE WEST BY EVANGELICAL ARABIC CHURCH, INC. PROPERTY, LAKE TOWNE PARK, SECTION 2 AND SECTION 3, ON THE NORTH BY LAKE TOWNE PARK, SECTION 8, ON THE EAST BY WOOD, THOMPSON, AND BRANDON PROPERTIES, AND ON THE SOUTH BY MT. VIEW ROAD AND HAMILTON CHURCH ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF HAMILTON CHURCH ROAD, SAID IRON PIN LYING 50 FEET NORTH OF THE CENTERLINE OF HAMILTON CHURCH ROAD AND N 65°21'50' W, 285.53 FEET FROM THE CENTERLINE INTERSECTION OF HAMILTON CHURCH ROAD AND MT. VIEW ROAD, SAID IRON PIN HAVING A NORTHING OF 630,197.53 AND AN EASTING OF 1,788,489.798;

THENCE LEAVING THE NORTH RIGHT OF WAY OF HAMILTON CHURCH ROAD AND WITH THE EAST PROPERTY LINE OF EVANGELICAL ARABIC CHURCH, INC. PROPERTY, THE FOLLOWING TWO CALLS;

N 07°46'15"E, 622.21 FEET TO AN IRON PIN,
N 83°04'31" W, 40.79 FEET TO AN IRON PIN,

THENCE, WITH THE EASTERLY LINES OF LAKE TOWNE PARK SECTION 3 AND

SECTION 2 THE FOLLOWING CALLS;

N 26°40'40" W, 20.48 FEET TO AN IRON PIN, N 14°06'53" E, 39.43 FEET TO AN IRON PIN, N 08°29'27"E 308.34 FEET TO AN IRON PIN, N 15°00'53" W, 65.18 FEET TO AN IRON PIN, N 07°39'22" E, 39.42 FEET TO AN IRON PIN, N 08°14'39" E, 74.00 FEET T0 AN IRON PIN, N 07°13'31" E, 100.25 FEET TO AN IRON PIN, SAID IRON PIN BEING ON THE EASTERLY LINE OF LAKE TOWN PARK SECTION 2 AND THE SOUTHWEST CORNER OF LAKE TOWNE PARK. SECTION 8,

THENCE, WITH THE SOUTHERLY LINE OF LAKE TOWNE PARK, SECTION 8 THE FOLLOWING CALLS;

S 82°20'51" E, 156.93 FEET TO AN IRON PIN AT THE WESTERLY RIGHT OF WAY OF MAPLE TIMBER DRIVE, S 82°38'00" E, 49.81 FEET TO AN IRON PIN AT THE EASTERLY RIGHT OF WAY OF MAPLE TIMBER DRIVE, S 81°54'01" E, 112.33 FEET TO AN IRON PIN, N 69°25'07" E, 61.04 FEET TO AN IRON PIN, S 81°59'22" E, 394.34 FEET TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF LAKE TOWNE PARK, SECTION 8, AND A COMMON CORNER TO THE IKEJIANI PROPERTY AND THE WOOD PROPERTY,

THENCE, ALONG THE WESTERLY PROPERTY LINES OF THE WOOD PROPERTY, AND THE THOMPSON PROPERTY, S 08°15'56" W, 269.41 FEET TO AN IRON PIPE. SAID IRON PIPE BEING A COMMON CORNER TO THE THOMPSON PROPERTY AND THE BRANDON PROPERTY,

THENCE, WITH THE BRANDON PROPERTY THE FOLLOWING TWO CALLS;

S 08°14'38" W, 312.88 FEET TO AN IRON PIN, S 76°33'50" E, 448.44 FEET TO AN IRON PIN ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MT. VIEW ROAD,

THENCE, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MT. VIEW RD. THE FOLLOWING CALLS;

S 57°59'04" W, 765.07 FEET TO AN IRON PIN, S 58°14'13" W, 214.94 FEET TO AN IRON PIN, S 60°08'42" W, 100,18 FEET TO AN IRON PN, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 100.72 FEET, AN ARC LENGTH OF 88.04 FEET, AND A CHORD OF S 85°11'09" W, 85.26 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF HAMILTON CHURCH ROAD,

THENCE, WITH THE RIGHT OF WAY LINE OF HAMILTON CHURCH ROAD THE FOLLOWING THREE CALLS;

N 69°46'25" W, 82.72 FEET TO AN IRON PIN,
BY A CURVE TO THE LEFT HAVING A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 32.90 FEET, AND A CHORD OF N 70°33'32" W, 32.90 FEET TO AN IRON PIN, N 71°20'40" W, 111.44 FEET TO THE POINT OF BEGINNING,

CONTAINING 22.316 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO KENT BURGESS, TRUSTEE AND BILLIE B. BURGESS, TRUSTEE, AND THEIR SUCCESSORS IN TRUST, OF THE KENT BURGESS AND BILLIE B. BURGESS REVOCABLE LIVING TRUST BY QUITCLAIM DEED DATED DECEMBER 13, 2008 FROM KENT BURGESS AND BILLIE BETH BURGESS, IN INSTRUMENT 20081229-0123007, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KENT BURGESS DIED ON SEPTEMBER 18, 2012. BILLIE B. BURGESS DIED ON FEBRUARY 1, 2014. THERESE A. MCCLURG IS THE FIRST SUCCESSOR TRUSTEE OF THE KENT BURGESS AND BILLIE B. BURGESS REVOCABLE LIVING TRUST.

BEING PART OF THE SAME PROPERTY CONVEYED TO KENT BURGESS AND WIFE, BILLIE BETH BURGESS BY TRUSTEES DEED DATED MAY 12, 1977 FROM WILLIAM D. CASTLEMAN, SUCCESSOR TRUSTEE OF RECORD IN BOOK 5147, PAGE 195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The Grantors herein are all of the successor beneficiaries of the Kent Burgess and Billie B. Burgess Trust dated December 13, 2008.

This is unimproved property located at: **6103 Mount View Road, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 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 their 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 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. 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 3rd day of October, 2022.

GRANTOR:

Kent Burgess and Billie B. Burgess Trust U/A dated December 13, 2008

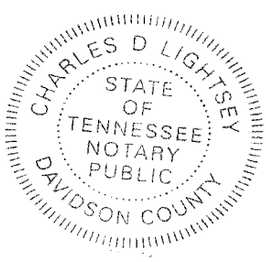
By: Therese McClurg
Therese A. McClurg, Successor Trustee and Beneficiary

By: Philip D. Burgess
Philip D. Burgess, Beneficiary

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Therese McClurg, Successor Trustee and Beneficiary of Kent Burgess and Billie B. Burgess Trust U/A dated December 13, 2008 and Philip D. Burgess, Beneficiary of Kent Burgess and Billie B. Burgess Trust U/A dated December 13, 2008, 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 they executed the foregoing instrument for the purposes and in the capacity therein contained.

WITNESS my hand and seal at office this 3rd day of October, 2022.



Notary Public
My Commission expires: 3/3/26

202210050109904

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of October, 2022.

GRANTOR:

Kent Burgess and Billie B. Burgess Trust U/A dated December 13, 2008

By: Patrick M. Burgess
Patrick M. Burgess, Beneficiary

STATE OF Colorado
COUNTY OF Summit

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick M. Burgess, Beneficiary of Kent Burgess and Billie B. Burgess Trust U/A dated December 13, 2008, 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 executed the foregoing instrument for the purposes and in the capacity therein contained.

WITNESS my hand and seal at office this 3 day of October, 2022.

Notary Public
My Commission expires: 08-01-2026

REBECCA JANE LEONARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20224028454
My Commission Expires 8/1/2026

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 10/3/2022.

Jennifer A Hoffman
Affiant
Date: 10/4/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 4th day of October, 2022.

Allison M. Noble
Notary Public

My Commission Expires: _____

