SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 983329 DEEDWARRSP
03/22/2023 10:33:56 AM 2 pgs
Fees: $13.00 Taxes: $11,932.50

20230322-0020690

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Reid S. Wakefield	Reid S. Wakefield	105 12 0 024.00
(NAME)	(NAME)	
5899 Willshire Dr.	5899 Willshire Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **William F. Burgess and Tina R. Burgess, husband and wife and John Lloyd Burgess, an unmarried person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Reid S. Wakefield,** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southwesterly part of Lot No. 9, and all of Lots Nos. 10 to 13, inclusive on the Map of Mrs. J. G. Prigmore's Resubdivision of the Mayo Lands, of record in Book 332, Page 83, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly right-of-way line of the Nashville Railway and Light Company at the southwest corner of the property conveyed to W. M. Oakley and wife, by deed from Marker T. Billingsley and wife, of record in Book 1627, Page 261, said Register's Office; thence with Oakley's southeasterly line northeastwardly 172 feet to Brown's Creek; thence with said Creek, southwardly 310.3 feet to the easterly right-of-way of the said Nashville Railway and Light Company; thence with said right-of-way, northwestwardly 258 feet to the beginning.

Being the same property conveyed to William F. Burgess and wife, Tina R. Burgess, and John Lloyd Burgess, as joint tenants with right of survivorship by Special Warranty Deed from Swifty Oil Co., Inc., dated June 25, 2002 and recorded on July 5, 2002 in Instrument No. 20020705-0080799, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1814 Nolensville Pike, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and 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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 21 day of March, 2023.

William F. Burgess

Tina R. Burgess

John Lloyd Burgess

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that William F. Burgess and Tina R. Burgess and John Lloyd Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21 day of March, 2023.

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Notary Public
My Commission Expires:
(SEAL)