This instrument prepared by
And should be returned to:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20587-TC

Karen Johnson Davidson County
Batch# 1009433 DEEDWARR
05/31/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20230531-0041099

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2023.

Notary Public

My Commission Expires: 9/16/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Purvis and Allison Umfress 528 Battery Drive Nashville, TN 37220	Austin Purvis and Allison Umfress 528 Battery Drive Nashville, TN 37220	131 12 0O 007.00

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, I/we, **Margret Diane O. Burns, Trustee of Burns Family Revocable Living Trust Agreement dated July 13, 2018**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Allison Umfress and Austin Purvis, wife and husband**, hereinafter called the Grantee(s), his/her/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. 7 on the Plan of Battery Park of record in Instrument No. 20120726-0065866, Surveyor's Certificate of Correction of record in Instrument No. 20120823-0075844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas D. Burns and Margret Diane O. Burns, Trustees, Burns Family Revocable Living Trust Agreement dated July 13, 2018, by Quitclaim Deed from Thomas D. Burns, and wife, Margret Diane O. Burns, of record in Instrument No. 20180717-0069146, in the Register's Office of Davidson County, Tennessee, dated July 13, 2018 and recorded on July 17, 2018.

Being the same property conveyed to Thomas D. Burns and wife, Margret Diane O. Burns, by Warranty Deed from Patterson Company, LLC, a Tennessee limited liability company, of

record in Instrument No. 20121213-0114893, in the Register's Office of Davidson County, Tennessee, dated December 12, 2012 and recorded on December 13, 2012.

This is improved property located at: **528 Battery Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year **2023** 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 26th day of May, 2023.

GRANTOR:

Burns Family Revocable Living Trust Agreement dated July 13, 2018

By: Margret Diane O. Burns
Margret Diane O. Burns, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Margret Diane O. Burns, Trustee of Burns Family Revocable Living Trust Agreement dated July 13, 2018, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2023.

SPENCER LAMB
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 5/26/2023.

Tori Cole

Affiant Signature

Date: 5/31/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5/31/2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

