This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1010526 DEEDWARR
06/02/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20230602-0041869

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRYAN PAUL BURMEISTER AND ERIN GRACE BURMEISTER, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW MCNAIR AND LAUREN MCNAIR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF THE 1251A MCGAVOCK COTTAGES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 1251A MCGAVOCK COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND NO GENERAL COMMON ELEMENTS OF RECORD IN AS INSTRUMENT NO. 20160112-0003301 (ERRONEOUSLY REFERRED TO IN PRIOR DEED AS PLAT BOOK 332, PAGE 32-33), IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF. SAID 1251 MCGAVOCK COTTAGES HAVING BEEN ERRONEOUSLY REFERRED TO IN THE PRIOR DEED AS "1251 A MCGAVOCK PIKE".

BEING THE SAME PROPERTY CONVEYED TO BRYAN PAUL BURMEISTER AND ERIN GRACE BURMEISTER, HUSBAND AND WIFE, BY WARRANTY DEED FROM CAYWOOD BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED AUGUST 1, 2017,OF RECORD IN INSTRUMENT NO. 20170803-0079326, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1251 A MCGAVOCK PIKE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of June, 2023.

BRYAN PAUL BURMEISTER

ERIN GRACE BURMEISTER

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BRYAN PAUL BURMEISTER and ERIN GRACE BURMEISTER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville (City), Tennessee (State), on this the 1st day of June, 2023.

Notary Public
My Commission Expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $765,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2023.

NOTARY PUBLIC
My commission expires 6/28/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address New Owner(s) as follows:
ANDREW MCNAIR & LAUREN MCNAIR
1251A McGavock Pike
Nashville, TN 37216

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 072 07 0D 001.00 CO

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/1/23 (date of document).

Affiant Signature

6/2/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON