THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6076-WE

Karen Johnson Davidson County
Batch# 1019369 DEEDWARR
06/27/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,027.60
20230627-0048728

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 548,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 2023

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 28, 2026

(AFFIX SEAL)

KATHERINE B SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Brown	New Owner	
2906 Shadow Lane		073-05-0-097.00
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Matthew Burgess, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Brown, single man**

HEREINAFTER CALLED THE GRANTEES, 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. 37 on the Plan of Riverwood Terrace, of record in Plat Book 1835, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Burgess and Mary E. Burgess, Husband and Wife, a one-half (1/2) interest as joint tenants with right of survivorship with Matthew Burgess, unmarried, as to the remaining one-half interest by Warranty Deed from Geoffrey W. Newhall, married of record in Instrument No. 20121010-0092617 Register's Office for Davidson County, Tennessee, dated October 9, 2012 and recorded on October 10, 2012. The said John Burgess having died on February 22, 2017 and the said Mary E. Burgess having died on March 3, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2906 Shadow Lane, Nashville, TN 37216**

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-15336-KS

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. 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.

Witness our hands this the 21 day of JUNE, 2023

Matthew Burgess

STATE OF Washington
COUNTY OF Snohomish

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Burgess,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission expires: 09-16-2025

David W. Krause
Notary Public

DAVID W KRAUSE
Notary Public
State of Washington
Commission # 112049
My Comm. Expires Sep 16, 2025

Certificate of Authenticity

I, Kathy Smith, 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 6-21-23

Kathy Smith
Affiant Signature

6-21-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this June 21, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

