THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF Davidson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $825,000.00 Affiant Subscribed and sworn to before me, this 11 day of July, 2023. Notary Public My Commission Expires: 5.9.24

Karen Johnson Davidson County
Batch# 1024857 DEEDWARR
07/11/2023 02:09:30 PM 5 pgs
Fees: $28.00 Taxes: $3,052.50
20230711-0053082

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills to: Steven Burkhardt	Tax Information:
Steven Burkhardt Sr. 4609A Illinois Avenue Nashville, TN 37209	4278 Old A1a Palm Coast, FL 32137	Tax Parcel ID No. 091-12-0-357.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET DODSON SPARKS, MARRIED, F/K/A MARGARET DODSON AND GENE ANDREW SPARKS, WIFE AND HUSBAND** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEVEN BURKHARDT SR., A MARRIED MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. Five Hundred and Sixteen (516) of Block 85 on the Plan of No. 1 Plan of West Nashville, of record in Plat Book 57, Page (s) 74 and 75, 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 Margaret Dodson, unmarried by Warranty Deed from Elliott Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210601-0072838 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 01, 2021.

Gene Andrew Sparks joined as a Grantor to convey any marital interest he may have as such is subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **4609A Illinois Avenue Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the

title to said real estate to Grantee, Grantee's successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of July, 2023.

Gene Andrew Sparks

GENE ANDREW SPARKS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GENE ANDREW SPARKS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of July, 2023.

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashley Fort
Notary Public

My Commission Expires:
11/2/26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2023.

Margaret D Sparks

MARGARET DODSON SPARKS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET DODSON SPARKS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of July, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-10-23.

Affiant Signature

7-10-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of July, 2023.

Notary Signature

My Commission Expires: 05/09/2026

