Karen Johnson
Batch # 1081842
12/14/2023 01:55:40 PM
Fees: $13.00 Taxes: $1,378.25

Davidson County
DEEDWARR
2 pgs

20231214-0096637

Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-4790

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-23-5025

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of December, 2023

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert L. Bursey 5025 Hillsboro Pike, 4A Nashville, TN 37215	NEW OWNER	131 01 0D 025.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Larry Morlan Trent and Melissa Ward Trent, as Trustees of The Trent Family Living Trust dated November 18, 2021

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert L. Bursey, MARRIED

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:

All that tract or parcel of land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Georgetown Apartments, a Condominium of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 5025 Hillsboro Homeowners' Association as described in Book 5211, Page 325, et. seq., said Register's Office. Said unit is also known as Apartment No. 4A.

BEING the same property conveyed by Warranty Deed from Claire Srouji Davis and John Suheil Srouji, as Trustees of the Suheil H. Srouji Trust, Dated June 23, 2016 to Larry M. Trent and wife, Melissa W. Trent, dated June 11, 2018 and recorded June 12, 2018, as Instrument No. 20180612-0056255 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Larry M. Trent and wife, Melissa W. Trent to Larry Morlan Trent and Melissa Ward Trent, as Trustees of The Trent Family Living Trust dated November 18, 2021, dated February 09, 2023 and recorded February 24, 2023, as Instrument No. 20230224-0013127 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5025 Hillsboro Pike, 4A, Nashville, TN 37215

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 so 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.

Dated this the 11th day of December, 2023.

The Trent Family Living Trust dated November 18, 2021

By: _____
Larry Morlan Trent, Trustee

By: _____
Melissa Ward Trent, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of December, 2023, before me personally appeared Larry Morlan Trent and Melissa Ward Trent, Trustees of The Trent Family Living Trust dated November 18, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of December, 2023.

_____
Notary Signature
My commission expires: 2/1/27

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY