WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-25

LR-RC-23-505

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1085146
12/22/2023 12:58:41 PM
Fees: $13.00 Taxes: $1,694.60

Davidson County
DEEDWARR
2 pgs

20231222-0098886

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Lucinda Coulter Burbach 2006 Revocable Trust	**Same as New Owner**	
(NAME)	(NAME)	**02-04-0-093.00**
905 Sheila Place		
(ADDRESS)	(ADDRESS)	
Apopka, FL 32703		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUCINDA COULTER BURBACH 2006 REVOCABLE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 739 on the Map of Charlotte Park, Section Twelve, as of record in Book 2900, pages 127 and 128, Register's Office of said County.

Said Lot No. 739 fronts 72.0 feet on the southwesterly side of Wilclay Drive and extends back 190.0 feet along a broken northwesterly line, and 176.5 feet on the southeasterly side, to a line in the rear on which it measures 31.2 feet.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee limited liability company by Warranty Deed from Glenda J. McGrady, an unmarried woman of record in Instrument No. 20220510-0053388 Register's Office for Davidson County, Tennessee, dated May 5, 2022 and recorded on May 10, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 127 and 128, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3160, Page 586, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Wilclay Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 8th DAY OF DECEMBER, 2023.

Memphis Investment Properties III, LLC

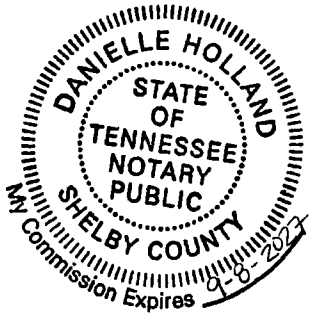
BY: _____
Brad Reedy
Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD REEDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNOR of MEMPHIS INVESTMENT PROPERTIES III, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of December, 2023.

Danielle Holland
Notary Public
My Commission Expires: 9/8/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212