WARRANTY DEED

Karen Johnson
Batch # 1143806
06/05/2024 03:22:59 PM
Fees: $13.00 Taxes: $1,295.00

Davidson County
DEEDWARR
2 pgs

20240605-0042223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Revision Homes, LLC.	**New Owner**	
(NAME)	(NAME)	**090-16-0-067.00**
110 Glancy St		
(ADDRESS)	(ADDRESS)	
Goodlettesville, TN 37072		
(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, **ESTATE OF FRANCES ANN BURGESS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REVISION HOMES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Davidson County, Tennessee, being Lot No. 206 on the plan of Charlotte Park, Section III, of record in Plan Book 2663, Page 70, Register's Office for said County.

Said Lot No. 206 fronts 100.3 feet on the westerly margin of Henry Ford Drive and extends back 119.8 feet on the southerly line and 157.4 feet on the northerly line to a dead line in the rear, measuring 51.7 feet thereon.

Being the same property conveyed Don F. Burgess and wife, Frances Ann Burgess by Warranty Deed from William J. Mishler and wife, Bertie C. Mishler of record in Book 4772, page 976, Register's Office for Davidson County, Tennessee, dated December 10, 1973 and recorded on December 14, 1973.

The said Don F. Burgess having since died. His interest in the subject property vested in Frances Ann Burgess as surviving tenant by the entirety.

The said Frances Ann Burgess having since died Testate on August 29, 2022. Her Estate having been deemed insolvent the subject property vested in The Estate pursuant to Order Granting Tenncare's Petition to Sell Real Estate and Order to Approve Contract to Sell Real Property in Docket Number 22P-1945 in The Seventh Circuit Court for Davidson County, Tennessee Probate Division. Any and all heirs or devisees having thereby been divested pursuant to said Order.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 70, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2803, Page 210, in the Register's Office for Davidson County, Tennessee
- Rights, conditions, obligations and restrictions in regard to use of a sewerage system stated in an agreement between Consolidated Development Company, Inc. and the City of Nashville 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: **6205 Henry Ford Road, 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 31st DAY OF MAY, 2024.

Estate of Frances Ann Burgess

BY: _____
Cathy Ann Burgess Gonzalez
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHY ANN BURGESS GONZALEZ, EXECUTRIX of the ESTATE OF FRANCES ANN BURGESS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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