THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7390-WE

Karen Johnson Davidson County
Batch# 1143812 DEEDWARR
06/05/2024 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $2,466.66
20240605-0042230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 666,666.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Steadfast	MAP-PARCEL NUMBER
Ryan Burleson	Legacy Home Loans dba Mortgage	
2232 Pinewood Road	1036 Stearman Dr. Ste. 6	072-08-0-111.00
Nashville, TN 37216	White House, TN 37188	
(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, I, **Bill Tannenbam, Trustee of The Longhorn Limbo Trust, dated June 24th, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Burleson, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 49 on the Map of Dalewood, Section 1, of record in Book 1484, Page 108, Register' s Office for said County, described as follows:

Beginning at a point in the Southerly margin of Berry wood Road, the common corner of Lots 24 and 49; thence with the line between said lots, Southerly 121.5 feet to a point, a corner of Lot 48; thence with the line between Lots 48 and 49, Easterly 140.7 feet to the Westerly margin of Pinewood Road; thence with the margin of the same, Northerly 124.7 feet to the beginning of a curve; thence with said curve, Northwesterly 38.3 feet to the Southerly margin of Berry wood Road; thence with the margin of the same, Westerly, along a slight curve, 95 feet to the beginning.

Being the same property conveyed to Bill Tannenbam, Trustee of The Longhorn Limbo Trust, dated July 24th, 2023 by Quitclaim Deed from Bill Tannenbaum, Trustee of the Kowabunga Trust under agreement dated March 06, 2020 of record in Instrument No. 20230906-0069836 Register's Office for Davidson County, Tennessee, dated June 24, 2023 and recorded on September 06, 2023.

The correct name of the Grantors is Bill Tannenbam, Trustee of The Longhorn Limbo Trust, dated June 24th, 2023, as evidenced by the Affidavit recorded as Instrument 20240529-0039777, said Register's Office.

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 improved property known as **2232 Pinewood Road, Nashville, TN 37216**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 3rd day of June, 2024.

The Longhorn Limbo Trust, dated June 24th, 2023

BY: B Tannenbaum TRUSTEE
Bill Tannenbaum, Trustee

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Bill Tannenbaum,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of **The Longhorn Limbo Trust, dated June 24th, 2023,** the within named bargainor, a Trust, and that he has executed the within instrument for the purposes stated therein by signing the name of the Trust by himself as its Trustee.

Witness my hand and official seal this the ____st day of June, 2024.

_____ my Commission expires: _____
Notary Public

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On 6/3/24 before me Nowella Ward notary public
(insert name and title of the officer)

personally appeared Bill Tannenbaum,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOWELLA WARD
COMM. #2393561
Notary Public - California
San Bernardino County
My Comm. Expires Mar. 9, 2026

Signature Nowella Ward (Seal)

True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or 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 this the 4th day of June, 2024.

Affiant Signature

Date 6-4-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028