Karen Johnson Davidson County
Batch# 1170234 DEEDWARR
08/15/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240815-0062455

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3741

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of August, 2024

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners, LLC 504 Bagleyshop Dr Nashville, TN 37209	New owner	090-12-0-199.00

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,

Harold M. Burke III and Angela J. Burke, Trustees of the Harold and Angela Burke Living Trust dated January 5, 2019

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

Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Charlotte Park, Section II of record in Plat Book 2663, Pages 22 and 23, amended in Book 2707, page 209 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 Angela J. Bowman, unmarried by Warranty Deed from Randall F. Say and wife, Aimee R. Say of record at Instrument No. 20060919-0116030, Register's Office for Davidson County, Tennessee, dated September 14, 2006 and recorded on September 19, 2006.

Being the same property conveyed to Harold M. Burke III and Angela J. Burke, Trustees of the Harold and Angela Burke Living Trust dated January 5, 2019 by Quitclaim Deed from Angela J. Burke, formerly known as Angela J. Bowman of record in Instrument No. 20190108-0001937, Register's Office for Davidson County, Tennessee, dated January 05, 2019 and recorded on January 08, 2019.

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: 504 Bagleyshop Dr, Nashville, TN 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 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 14th day of August, 2024.

Harold and Angela Burke Living Trust dated January 5, 2019

By: _____, Trustee
Angela Burke, Trustee

By: Harold Milton Burke III, Trustee
Harold Milton Burke, III, Trustee

STATE OF Texas
COUNTY OF Brazoria

On this 14th day of August, 2024, before me personally appeared Angela Burke, Trustee of Harold and Angela Burke Living Trust dated January 5, 2019, 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 14th day of August, 2024.

Marie Ward
Notary Signature
My commission expires: 10/24/2027

Marie Ward
ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

Electronically signed and notarized online using the Proof platform.

STATE OF Virginia
COUNTY OF Loudoun

On this 14th day of August, 2024, before me virtually appeared Harold Milton Burke, III, Trustee of Harold and Angela Burke Living Trust dated January 5, 2019, 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 14th day of August, 2024.

Gloria Asare
Notary Signature
My commission expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/14/2024.

Affiant Signature – Joshua A. Terry

8/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27