WARRANTY DEED

Karen Johnson
Batch # 1170491
08/16/2024 09:50:06 AM
Fees: $13.00 Taxes: $3,574.20

Davidson County
DEEDWARR
2 pgs

20240816-0062789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $966,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th AVe. S. SUite 202, Nashville, TN 37212

File No.: NAS1209-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cameron Blake Burns and Marguerite McVaugh, Husband and Wife	Cameron Blake Burns and Marguerite McVaugh, Husband and Wife	090-08-4R-001.00 and 090-08-4R-002.00
(NAME) 738 Croley Dr	(NAME) 738 Croley Dr	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Sixty-SIx Thousand And No/100 Dollars ($966,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUMMIT BUILDERS CORP, A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON BLAKE BURNS AND MARGUERITE MCVAUGH, HUSBAND AND WIFE**

,

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. 65 on the Plan of Moss-Wood Subdivision of record in Book 2663, Page 102, 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 Summit Builders Corp, a Tennessee corporation by Warranty Deed from 738 Croley Dr, LLC, a Series of TBKID, LLC, a Tennessee Limited Liability Company, dated April 27, 2021 and recorded May 7, 2021 in Instrument No. 20210506-0060807, Register's Office of Davidson County, Tennessee.

This is improved ☒ property, known as 738 Croley Dr, Nashville, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this the 14th day of August, 2024.

Summit Builders Corp, a Tennessee corporation

BY: _____
W. Dillon Woods, Attorney

State of Tennessee
County of DAVIDSON

Before me, BENTON SMITH of the state and county mentioned, personally appeared W. Dillon Woods with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the attorney or other officer authorized to execute the instrument) of Summit Builders Corp., the within named bargainor, a corporation, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as W. Dillon Woods.

Witness my hand, at office, this the 14 day of August, 2024..

_____
Notary's Signature

My commission expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY