Karen Johnson
Batch # 1175244
08/29/2024 10:12:42 AM
Fees: $13.00 Taxes: $1,076.70

Davidson County
DEEDWARR
2 pgs

20240829-0066406

WARRANTY DEED

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2024

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03.09.27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Steve Pinter **315 Rock Street #1601** **Little Rock, AR 72202**	**SAME AS OWNER**	MAP 072 GROUP 04 0 PARCEL 154.00

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, we,

William A. Burnett, Jr.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Pops Props LLC, an Arkansas 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. 26 of Block "A" on the plan of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 26 fronts 80 feet on the southeasterly side of Inglewood Circle South and runs back between lines, 184 feet on the northeasterly line and 178 feet 3 inches on the southwesterly line, to a dead line in the rear and measures 80 feet 3 inches thereon.

Being the same property conveyed to William A. Burnett, Jr., and wife, Julia H. Burnett by Warranty Deed from Clarence B. Burnette and wife, Eleanor E. Burnette, dated June 13, 1953 and filed of record June 16, 1953 in Book 2149, Page 509, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Floyd N. Price, Trustee, May 17, 2002 and filed of record May 21, 2002 in Instrument No. 20020521-0061925, said Register's Office.And further conveyed by Quitclaim Deed to William A. Burnett, Jr., dated May 17, 2002 and filed of record January 9, 2013 in Instrument No. 20130109-0002879, said Register's Office. The said William A. Burnett, Jr. being predeceased by Julia H. Burnett November 8, 2022 followed by his death December 19, 2002 leaving property to William A. Burnett, Jr., son of William A. Burnett, Jr. and Julia H. Burnett. Father and son both having names William A. Burnett, Jr.

See also for reference Affidavit of Heirship in Instrument #20240829-0066403, in the Register of Deeds Office of Davidson Couty, Tennessee.

This conveyance is made subject to the following:
1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3814 Inglewood Circle S, Nashville, Tennessee 37216.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 my hand and official seal at office this 28th day of August, 2024.

William A. Burnett, Jr.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, William A. Burnett, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027