Karen Johnson Davidson County
Batch# 1181416 DEEDWARR
09/13/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $299.11
20240913-0070887

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,840.89.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Robert J. Notestine, III, Attorney at Law,
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
**PREPARED FROM INFORMATION FURNISHED BY THE PARTIES**

File No.: 24-0218

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Burris Properties LLC | NEW OWNER | Map: 108-03-0-036.00 |
| (NAME)<br>307 Patton Dr. | (NAME) | |
| (ADDRESS)<br>Mount Juliet, TN 37122 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THOUSAND EIGHT HUNDRED FORTY AND 89/100 DOLLARS ($80,840.89), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**DAVID BILLINGSLEY, INDIVIDUALLY AND AS HEIR OF THE ESTATE OF DARRIS J. BILLINGSLEY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BURRIS PROPERTIES LLC,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 84A, on the zone lot division of Lots 83 thru 86, Patio Villa, Section IV, of record in Plat Book 6900, page 537, which amends the plan of record in Plat Book 6050, page 242, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Billingsley by Quitclaim Deed from Rebekah Billingsley Pickney, Heir of the Estate of Darris J. Billingsley of record in Instrument No. 202409130070886, said Register's Office. And being the same property conveyed to Darris J. Billingsley, by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, of record in Book 8406, Page 101, dated July 24, 1991, Register's Office for said County. The said Darris J. Billingsley died intestate on November 30, 2023, leaving as Sole Heirs, Rebekah Billingsley Pickney and David Billingsley. See also Affidavits of Heirship of record in Instrument No. 202409130070884 and Instrument No. 202409130070885, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1222 Cabana Circle, Nashville, TN 37214
(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 my hand this 21 day of July, 2024.

David Billingsley
Individually and as Heir of the Estate of Darris J. Billingsley

STATE OF New York
COUNTY OF Dutchess

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Billingsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21 day of July, 2024.

My Commission Expires:

Notary Public

JANAE LYNN SPOONER
Notary Public - State of New York
No. 01SP6438442
Qualified in Dutchess County
My Commission Expires 08/15/2026

**Certification of Recorded Documents**

I, Patricia Nicholls, 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 September 12, 2024.

(AFFIANT) – Patricia Nicholls

September 12, 2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me September 12, 2024.

My commission expires: 9/11/24

Notary Public