WARRANTY DEED

Karen Johnson
Batch # 1206782
11/19/2024 03 44 32 PM
Fees $98 00 Taxes $555 00

Davidson County
DEEDWARR
19 pgs

20241119-0089949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES 5/9/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PAR CEL NUMBER (S)
Superior Capital, LLC	**Same as New Owner**	
(NAME)	(NAME)	
116 Wilson Pike Circle, Suite 102		**165 022.01**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAYMOND BURNS, JR. AND RONALD E. BURNS AND ROFELL BURNS AND RACARDO BURNS AND REICO BURNS AND NYKETHA BURNS AND GLENDA BURNS AND JONATHAN BURNS AND ANDREW PATTERSON AND AMELIA PATTERSON AND ALETRA STEWART AND ANTWON BURNS AND CHELSEA BURNS RUCKER AND RAYMOND BURNS AND ANTONIO DAVIS AND TIMOTHY DAVIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Superior Capital, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **GIBSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being the Westerly 33-1/3 feet of Lot No 12 of Block "C" on the Plan of M B AND M S PILCHER'S RESUBDIVISION OF PART OF MATTHEWS BARROW LANDS, as of record in Plat Book 57, Page 91, in the Register's Office of Davidson County, Tennessee

Said part of Lot No 12 fronts 33-1/3 feet on the Northerly side of Delaware Avenue formerly Short or Craft Street, and runs back between parallel lines, 170 feet to an alley

Being the same property conveyed to Raymond Burns and wife, Sadie Frances Burns, by Warranty Deed from Frank Drake and wife, Annie Lee Drake, of record in Book 3947, Page 457, in the Register's Office of Davidson County, Tennessee, dated October 13, 1965 and recorded on October 15, 1965

The said Raymond Burns a/k/a Raymond Burns Sr , died intestate on January 15, 1991, vesting title solely in Sadie Frances Burns as the surviving tenant by the entirety

The said Sadie Frances Burns died intestate on July 8, 2006, intestate, leaving the subject property to her children and heirs at law, Raymond Burns Jr , Ronald E Burns, Rofell Burns, Racardo Burns a k a Ricardo Burns, Gladys Burns Davis, Carolyn L Burns Patterson, and Reginald Leonard Burns, as shown in Affidavits of Heirship for Sadie Burns, being simultaneously recorded and of record in Instrument No, 20241119 0089939 and Instrument No 20241119 0089940, in the Register's Office of Davidson County, Tennessee

The aforementioned Carolyn L Burns Patterson having since died intestate on August 24, 2021, leaving Andrew Patterson, Amelia Patterson, and Aletra Stewart has her sole heirs at law Affidavits of Heirship establishing heirship of Carolyn L Burns Patterson are simultaneously recorded in Instrument No, 20241119 0089941 and Instrument No 20241119 0089942, in the Register's Office of Davidson County, Tennessee

The aforementioned Reginald Leonard Burns having since died intestate on December 9, 2020, leaving Antwon Burns, Chelsea Burns Rucker, and Raymond Burns has his sole heirs at law Affidavits of Heirship establishing heirship of Reginald Leonard Burns are simultaneously recorded in Instrument No, 20241119 0089943 and Instrument No 20241119 0089944, in the Register's Office of Davidson County, Tennessee

The aforementioned Gladys Burns Davis having since died intestate on May 26, 2014, leaving her spouse, Gregory Eugene Davis, and her children, Reico Burns, Nyketha Burns, Glenda Burns, and Jonathan Burns has her sole heirs at law Affidavits of Heirship establishing heirship of Gladys Burns Davis are simultaneously recorded in Instrument No, 20241119 0089945 and Instrument No 20241119 0089946, in the Register's Office of Davidson County, Tennessee

The aforementioned Gregory Eugene Davis having since died on July 15, 2019, intestate leaving Antonio Davis and Timothy Davis as his sole heirs at law Affidavits of Heirship establishing heirship of Gregory Eugene Davis are simultaneously recorded in Instrument No, 20241119 0089947 and Instrument No 20241119 0089948, in the Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes and assessments for the year 2024, a lien is due and payable, but yet delinquent
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M B and M S Pilcher's Resubdivision of part of Matthews Barrow Lands, as recorded in Plat Book 57, Page(s) 91
- No coverage is provided as to the amount of acreage or square footage of the land

This is **improved** property known as **2712 Delaware Ave., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 14 DAY OF Nov, 2024

Raymond Burns Jr
Raymond Burns, Jr

STATE OF TN
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 6-5-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Witness my/our hand(s) this the 14 DAY OF November, 2024

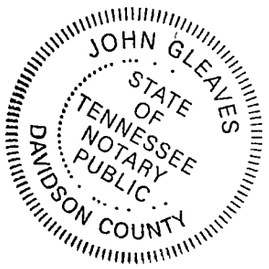
Ronald Burns
Ronald E Burns

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)



Witness my/our hand(s) this the 15 DAY OF November, 2024

Rofell Burns

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 15 of November, 2024

Notary Public
My Commission Expires 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Witness my/our hand(s) this the 15 DAY OF November, 2024

Racardo Burns

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 15 of November, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



Witness my/our hand(s) this the 14th DAY OF November, 2024.

Reico Burns

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 14th of November, 2024

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 14 DAY OF Nov, 2024

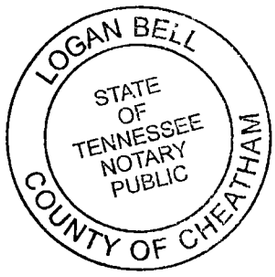
Nyketha Burns

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 6-8-27
(SEAL)



Witness my/our hand(s) this the 14 DAY OF November, 2024

Glenda Burns

STATE OF TN
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Witness my/our hand(s) this the 14 DAY OF November, 2024

Jonathan Burns

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)



Witness my/our hand(s) this the 14 DAY OF November, 2024

Andrew Patterson

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)



Witness my/our hand(s) this the 15th DAY OF November, 2024.

Amelia Patterson

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 15th of November, 2024

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 14th DAY OF November, 2024

Aletra Stewart

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 14th of November, 2024

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 14TH DAY OF NOVEMBER, 2024

ANTWON BURNS
Antwon Burns

STATE OF TN
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 14 DAY OF November, 2024.

Chelsea Burns Rucker

Chelsea Burns Rucker

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal this the 14 of November, 2024

William T. Grones

Notary Public
My Commission Expires 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Witness my/our hand(s) this the 14 DAY OF NOV, 2024

Raymond Burns
Raymond Burns

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)



Witness my/our hand(s) this the 14 DAY OF Nov, 2024

Antonio Davis

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 14 DAY OF Nov, 2024

Timothy Davis

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14 of November, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, 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 11/14 and 11/15/24 (date of document).

Affiant Signature

Date 11/16/24

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

