This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23549-AP

Karen Johnson Davidson County
Batch# 1216967 DEEDWARR
12/16/2024 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20241216-0097525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

William Michael Peter Burgess
Affiant

Subscribed and sworn to before me, this the 16th day of December, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Michael Peter Burgess 3261 River Walk Dr. Nashville, TN 37214	PennyMac Loan Services, LLC 3043 Townsgate Road Suite 200 Westlake Village, CA 91361	085-12-0A-030-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jannette Moss, an unmarried woman, and Ronald Wayne Johnson, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Michael Peter Burgess, an unmarried man**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 32, Section Two, River Edge, Phase Two Jackson Downs, First Revision, Lots 26 thru 32, 35, according to survey and plat of same appearing of record in Book 8250, page 922, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jannette Moss, an unmarried woman and Ronald Wayne Johnson, an unmarried man, as tenants in common with rights of survivorship by Quitclaim Deed from Jannette Moss, an unmarried woman, dated May 5, 2022, recorded May 6, 2022, of record in Instrument No. 20220506-0052351, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Jannette Moss, an unmarried woman by Warranty Deed from Cheryl C. Umberger, unmarried, dated May 30, 2018, recorded June 5, 2018, of record in Instrument No. 20180605-0053442, said Register's Office.

This is improved property located at: **3261 River Walk Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2024.

GRANTOR:

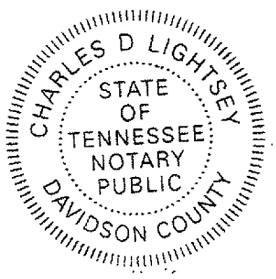
Jannette Moss

Ronald Wayne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jannette Moss and Ronald Wayne Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

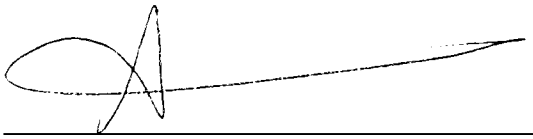
WITNESS my hand and seal at office this 16th day of December, 2024.



Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12-16-2024**.



Affiant Signature — **12-16-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12-16-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal