This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23659-AP

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,160,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2024.

Notary Public
My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 1220867 DEEDWARR
12/27/2024 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,292.00
20241227-0100455

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew East 1401 Burton Valley Rd. Nashville, TN 37215	First Community Mtg 262 Robert+Rose Drive Murfreesboro, TN 37129	105-06-0G-001.00CO

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, **Brian Burns, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew East, a married 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 Unit A of 828 West Argyle Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 828 West Argyle Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150126-0007479, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 828 West Argyle Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150126-0007479, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brian Burns, an unmarried man by Warranty Deed from Kurt L. Whitcher, a single person, dated February 11, 2022, recorded March 10, 2022, of record in Instrument No. 20220310-0027715, Register's Office for Davidson County, Tennessee.

This is improved property located at: **828A Argyle Avenue, Nashville, TN 37203.**

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 13th day of December, 2024.

GRANTOR:

Brian Burns

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Burns, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2024.

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

Notary Public
My Commission expires: 6/24/28

True Copy Certification

I, Yvette Meldrum, 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 December 17, 2024

Signature
December 17, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 17, 2024

Notary's Signature

My Commission Expires: 10-25-26

