PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*

*Margaret H. Taylor*

Karen Johnson
Batch # 1233030
02/03/2025 02 20 14 PM
Fees $13 00 Taxes $1,628 00

Davidson County
DEEDWARR
2 pgs

20250203-0008055

Ivey Title, LLC Ref. (DL) Title No.: 63910
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Rachel Burdette<br>Matthew Giesecke<br>244 Clearlake Drive<br>Nashville, TN 37217 | Old National Bank ISAOA, ATIMA<br>1201 Demonbreun Street<br>Nashville, TN 37203 |

**TAX MAP PARCEL NUMBERS:** 1360600800

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Avery L. Burdette, III and Susan C. Burdette, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Rachel Burdette and Matthew Giesecke, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Priest Lake Park, Section Four, of record in Book 4460, pages 15, 16 and 17, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Avery L. Burdette, III and Susan C. Burdette, as Co-Trustees of the Burdette Family Trust by Warranty Deed from Bryan D. Isbell, unmarried, dated June 22, 2018 and recorded on July 2, 2018, of record in Inst. No. 20180702-0063650, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 23, 2019, recorded April 24, 2019, of record in Inst. No 20190424-0037782, said Register's Office, subject property was conveyed ot Avery L. Burdette, III and Susan C. Burdette, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to. Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, pages 15, 16 and 17, said Register's Office; Restrictions of record in Book 4505, page 774, said Register's Office

**This is improved property, known as 244 Clearlake Drive West, Nashville, TN 37217**

**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, Grantee's heirs or assigns, forever

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 3rd day of February, 2025.

Avery L Burdette III
**Avery L Burdette, III**

Susan C. Burdette
**Susan C. Burdette**

**State of Tennessee**

**County of Davidson**

On this 3rd day of February, 2025, before me the undersigned authority, personally appeared Avery L Burdette, III and Susan C. Burdette, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $440,000.00

Affiant

Sworn and subscribed before me this 3rd day of February, 2025

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary