THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8274-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 695,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2025 Notary Public MY COMMISSION EXPIRES 11-8-27 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1240180
02/24/2025 10 13 42 AM
Fees $13 00 Taxes $2,571 50

Davidson County
DEEDWARR
2 pgs

20250224-0013354

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James E. Burchett	owner	
5631 Clovermeade Drive		171-04-0-026.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Darrel J. Waggoner, Successor Trustee of The Don J. Waggoner Revocable Trust under Agreement dated May 18, 2018,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Burchett**

HEREINAFTER CALLED THE GRANTEE, 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 Lot No 93 on the Plan of Section Eleven, Cloverland Acres, as of record in Plat Book 5200, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Don J Waggoner, Trustee of The Don J Waggoner Revocable Trust by Quitclaim Deed from Don J. Waggoner, of record in Instrument No 20180523-0049547 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 23, 2018 Darrel J Waggoner is the Successor Trustee of the Trust

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **5631 Clovermeade Drive, Brentwood, TN 37027**

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this the 21 day of February, 2025

The Don J. Waggoner Revocable Trust under Agreement dated May 18, 2018.

BY: _____
Darrel J. Waggoner, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Darrel J. Waggoner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of **The Don J. Waggoner Revocable Trust under Agreement dated May 18, 2018**, the within named bargainor, a Trust, and that he has executed the within instrument for the purposes stated therein by signing the name of **The Don J. Waggoner Revocable Trust under Agreement dated May 18, 2018** by himself as its Successor Trustee.

Witness my hand and official seal this the 21 day of February, 2025.

_____
Notary Public

my commission expires. 11-8-27

JAMES A. MACHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE