This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23828-RR

Karen Johnson Davidson County
Batch# 1242650 DEEDWARR
03/03/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20250303-0015817

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $426,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2025.

Notary Public
My Commission Expires: 9-11-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eleanor Louise Anderson and John Aman 3674 Tampa Drive Nashville, TN 37211	Bank of America, N.A. 4500 Amon Carter Boulevard TX2-979-01-02 Fort Worth, TX 76155	148-01-0-150.00

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, **David M. Burley and Virginia M. Semon-Burley, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eleanor Louise Anderson, an unmarried woman, and John Aman, an unmarried man, as joint tenants with right of survivorship**, 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:

Property having Lot No. 323, with the Section No. 5, and having the following description: Being Lot No. 323, Hillbrook, Section 5, as shown in Plat Book 3700, page 73 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virginia M. Semon-Burley, a married woman by Warranty Deed from David Ernest Bilbrey, an unmarried man of record in Instrument No. 20200210-0014999 Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 10, 2020.

Being the same property conveyed to David M. Burley and Mrs. Virginia M. Semon-Burley, a married couple by Quitclaim Deed from Ms. Virginia M. Semon-Burley of record in Instrument No. 20230113-0003004 Register's Office for Davidson County, Tennessee, dated January 12, 2023 and recorded on January 13, 2023.

This is improved property located at: **3674 Tampa Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 1st day of March, 2025.

GRANTOR:

David M. Burley

David M. Burley

Virginia M. Semon-Burley

Virginia M. Semon-Burley

STATE OF Virginia
COUNTY OF Virginia Beach City

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David M. Burley and Virginia M. Semon-Burley, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of March, 2025.

TAMMY DAVIS
Notary Public
Commonwealth of Virginia
Registration No. 7880523
My Commission Expires Jan 31, 2028

Tammy Davis #7880523

Notary Public
My Commission expires: 01/31/2028

202503030015817

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/1/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 3/3/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

