Record and Return to:
Chapman and Cutler LLP
10 Burton Hills Blvd, Suite 200
Nashville, TN 37215

Karen Johnson
Batch # 1242771
03/04/2025 09 44 12 AM
Fees $13 00 Taxes $2,275 50

Davidson County
DEEDWARR
2 pgs

20250304-0015991

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000 00

Affiant

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

Notary Public

My commission expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eric House and Stefine House		146-04-0-127.00
689 Harding Place	New Owner	
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kyle Max Burnside and McKinsay Dawnn Burnside, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Eric House and Stefine House, husband and wife

(hereinafter called the "Grantee"), his 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 506 on the Plan of Caldwell Hall, Section Nine, of record in Plat Book 3300, Page 25, Register's Office for Davidson County, Tennessee

Said Lot No. 506 fronts 82 feet on the southerly side of Harding Place and runs back 212 93 feet on the easterly line and 267 55 feet on the westerly line, to a dead line in the rear, on which it measures 84 96 feet

Being the same property conveyed to Kyle Max Burnside and McKinsay Dawnn Burnside, husband and wife by Warranty Deed from Connor Kennedy, an unmarried man of record in Instrument No 20210302-0026520 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 02, 2021

This is improved property known as **689 Harding Place, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of March, 2025

Kyle Max Burnside

McKinsay Dawnn Burnside

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kyle Max Burnside and McKinsay Dawnn Burnside, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 3rd day of March, 2025

Notary Public
My Commission Expires 3-23-27

Lenders Title Company File No. 25-000863-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County