PARRISH LAW, PLLC
PREPARED BY J. GILBERT PARRISH, JR., ATTORNEY AT LAW
60 Brazelton Street, Unit 9, Savannah, Tennessee 38372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, TELLIS DWAYNE BELL, DARRIN HURST, CHRISTIE HURST MOORE, CALEB HASSELL and AARON BARNETT have bargained and sold and do hereby bargain, sell, transfer, and convey unto TINNIE R. BURGESS, WILLIAM FLOYD BURGESS, TAMMY BURNS and DEVON R. BURNS, their respective heirs and assigns forever in fee simple, certain real property located in the 1st Jurisdiction of Davidson County, Tennessee, and which is bounded and described as follows, to-wit:

Map: 119 10 0 182.00
Location: 2706 Live Oak Road, Nashville, TN 37210

Being Lot No. 41 on the Map of Mashburn Heights, as of record in Book 1835, page 1 Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Live Oak Road at the common corner of Lot No. (s) 41 and 42; thence Easterly with the line between said Lots, 122 feet to the corner of Lot No. (s) 42 and 43; thence Southeasterly along the line between Lot No. (s) 41 and 43, 66.9 feet to the corner of Lot No. (s) 24, 41, and 43; thence Southerly along the line between Lot No. (s) 24 and 41, 45 feet to the center of Lot No. (s) 24, 25, 40 and 41, 177.5 feet to the east margin of Live Oak Road; thence Northerly with said Road 82.9 feet to the beginning.

Being the same property conveyed to Barbara Jean Hurst, by Quitclaim Deed from Rubye H. Stevens of record in Instrument No. 20011206-0134497 in the Davidson County Register's Office, dated December 05, 2001 and recorded on December 06, 2001.

Being the same property conveyed to Barbara Jean Hurst and Robert Ray Hurst, wife, and husband, by Warranty Deed from Barbara Jean Hurst of record in Instrument No. 20050316-0029168 in the Register's Office of Davidson County, Tennessee dated February 21, 2005 and recorded on March 16, 2005. The said Robert Ray Hurst since died on January 19, 2012, leaving Barbara Jean Hurst as surviving tenant by the entirety. The said Barbara Jean Hurst having since died on December 30, 2023 and also see the Probate document No 24P241 recorded in the Seventh Circuit Court for Davidson County, Tennessee Also find the Affidavit recorded in Instrument No. 20220309-0026766.

Karen Johnson Davidson County
Batch # 1246346 DEEDWARR
03/14/2025 01 10 58 PM 5 pgs
Fees $28 00 Taxes $1,147 00
20250314-0019019

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said TINNIE R. BURGESS, WILLIAM FLOYD BURGESS, TAMMY BURNS and DEVON R. BURNS, their heirs and assigns forever, in fee simple.

And we do COVENANT with the said TINNIE R. BURGESS, WILLIAM FLOYD BURGESS, TAMMY BURNS and DEVON R. BURNS, their heirs and assigns, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and that the same is unencumbered except by the taxes for the current year which will be prorated as of the date of the execution of this instrument.

And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land unto the said TINNIE R. BURGESS, WILLIAM FLOYD BURGESS, TAMMY BURNS and DEVON R. BURNS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 5 day of March, 2025.

TELLIS DWAYNE BELL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, TELLIS DWAYNE BELL with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 5th day March , 2025.

My Commission Expires: 11/08/2027

NOTARY PUBLIC

JOSEPH R. SAMUELS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS our hands this 5th day of March, 2025.

DARRIN HURST

CHRISTIE HURST MOORE

STATE OF Tennessee
COUNTY OF Hardin

Personally appeared before me, the undersigned Notary Public in and for said County and State, DARRIN HURST with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 5 day March, 2025.

My Commission Expires: 11-19-25
NOTARY PUBLIC

JENNIFER LACEY
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

STATE OF Tennessee
COUNTY OF Hardin

Personally appeared before me, the undersigned Notary Public in and for said County and State, CHRISTIE HURST MOORE with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 5th day March, 2025.

My Commission Expires: 11-19-25
NOTARY PUBLIC

JENNIFER LACEY
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

WITNESS our hands this 11th day of March, 2025.

CALEB HASSELL

STATE OF Tennessee
COUNTY OF Maury

Personally appeared before me, the undersigned Notary Public in and for said County and State, CALEB HASSELL with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 11th day March, 2025.

My Commission Expires: 04/26/2027
NOTARY PUBLIC

DILLON HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

WITNESS our hands this 4 day of March, 2025.

AARON BARNETT

STATE OF Tennessee
COUNTY OF Hickman

Personally appeared before me, the undersigned Notary Public in and for said County and State, AARON BARNETT with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 4 day March, 2025.

My Commission Expires: 4/7/26
NOTARY PUBLIC

HALEY EWOLDT
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

STATE OF TENNESSEE, COUNTY OF HARDIN

I, or we, hereby swear or affirm that the actual consideration to this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 310,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Tammy Burns
AFFIANT

Subscribed and sworn to before me on this the 6 day of March, 2025.

My Commission Expires: 4/7/26
NOTARY PUBLIC

HALEY EWOLDT
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

MAIL TAX NOTICES TO:
TINNIE R. BURGESS, WILLIAM FLOYD BURGESS,
TAMMY BURNS and DEVON R. BURNS
315 Bowwood Drive
Nashville, TN 37217