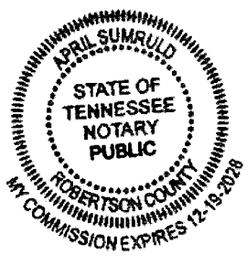
Karen Johnson Davidson County
Batch# 1248742 DEEDWARR
03/20/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20250320-0020842

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 14th day of March, 2025. April Sumrald Notary Public My commission expires: 12·19·2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zachary Williams and Stacy Williams	LeaderOne Financial Corporation	062-05-0-008.00
4016 Brush Hill Road	7500 College Blvd., Suite 1150	
Nashville, TN 37216	Overland Park, KS 66210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VICKI T. BURGESS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY WILLIAMS AND STACY WILLIAMS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 of Block No. 1 on the Plan of A.J. McGaughey's Haysboro Subdivision of record in Book 547, Page 15 and 16, in the Register's Office for said County, described as follows:

Said plan shows Lot No. 4 fronts 100 feet on the westerly side of Haysboro Drive and extends back 300 feet on the South line and 317 feet on the North line to the East side of Brush Hill Road measuring 100 feet thereon.

Being the same property conveyed to John Thomas Burgess and wife, Vicki T. Burgess by Warranty Deed from Brenda Thompson of record in Instrument No. 20080723-0075539 Register's Office for Davidson County, Tennessee, dated July 21, 2008 and recorded on July 23, 2008.

The said John Thomas Burgess having since died on or around January 31, 2025, leaving Vicki T. Burgess as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4016 Brush Hill Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of March, 2025.

Vicki T. Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vicki T. Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on March 14. 2025.

Affiant Signature

19th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

