WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249018 DEEDWARR
03/21/2025 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,518.70
20250321-0021191

Y-BMR-25-1112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $951,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY RUTHERFORD COUNTY JUZIE HAHN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Austin Burton and Anna Burton	New Owner	
(NAME)	(NAME)	092-11-0-054.00
5115 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLISON ROLLINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN BURTON AND ANNA BURTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Madison Heights, Section Three, of record in Plat Book 2083, Page 111, 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 John R. Bradley and wife, Rita J. Bradley by Warranty deed from Charles B. Hemmer and wife, Mary Jean Hemmer of record in Book 5147, page 280, Register's Office for Davidson County, Tennessee, dated May 11, 1977 and recorded on May 13, 1977.

Being the same property conveyed to Rita J. Bradley by Quitclaim deed from John Ronald Bradley of record in Book 11605, page 415, Register's Office for Davidson County, Tennessee, dated June 22, 1999 and recorded on August 04, 1999.

Rita J. Bradley having since died intestate on November 28, 2017 vesting the properly in her husband, Henry J. Abbott and Allison Rollins her heirs at law as evidenced in the Davidson County Probate Court, Docket No. 18P-297.

Being the same property conveyed to Allison Rollins by Quitclaim deed from Henry J. Abbott of record in Instrument No. 20180828-0085051 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 28, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 111, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1049, Page 524, Book 2241, Page 209 and Book 2337, Page 163, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1112 Berwick Trail, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 17th DAY OF MARCH, 2025.

Allison Rollins

Shane Rollins by Allison Rollins as Attorney in Fact

Shane Rollins, spouse of Allison Rollins, hereby joins in this conveyance and does transfer and convey any and all marital interest Shane Rollins may have in and to the above-described tract or parcel of land.

Power of Attorney filed of record in Instrument Number 202503210021190, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON ROLLINS the within named bargainor, 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.

Witness my hand and official seal, this the 17th of March, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON ROLLINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHANE ROLLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said SHANE ROLLINS.

Witness my hand and official seal, this the 17th of March, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



Certificate of Authenticity

I, Linzie Hahn, 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 3/17/25.

Date

L Hahn

Affiant Signature

3/17/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 17th day of March, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028