Karen Johnson Davidson County
Batch# 1254011 DEEDWARR
03/31/2025 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,688.68
20250331-0023915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kimberley Alexander Burch	Kimberley Alexander Burch	Parcel ID: 108-12-0B-116.00-CO
(NAME) 1905 Portman Dr.	(NAME) 1905 Portman Dr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Raymonde G. Gatlin, a widow and Carole V. Ozment, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kimberley Alexander Burch, an unmarried woman**, hereinafter called the Grantees, 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. 18, on the plan of Harborview, Phase 1A, Section 4, as shown on plat of record in Plat Book 7900, Page 386, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jimmy O. Gatlin and Raymonde G. Gatlin, husband and wife from Jeffrey A. Gilliam and Susan L. Gilliam, husband and wife by Warranty Deed dated October 21, 2004 and recorded on October 29, 2004 in Instrument No. 20041029-0130022, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jimmy O. Gatlin and Raymonde G. Gatlin, husband and wife and Carole V. Ozment, married, as joint tenants with rights of survivorship from Jimmy O. Gatlin and Raymonde G. Gatlin, husband and wife by Quitclaim Deed dated September 13, 2022 and recorded on September 19, 2022 in Instrument No. 20220919-0104264, Register's Office for Davidson County, Tennessee.

See Tennessee Durable Power of Attorney of record in Instrument No. 20221117-0122403, Register's Office for Davidson County , Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1905 Portman Dr., Nashville, TN 37214

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. 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 our hands this 27th day of March, 2025.

Raymonde G. Gatlin by Carole V. Ozment, Attorney-in-fact

Raymonde G. Gatlin
By: Carole V. Ozment, Attorney-in-fact

Carole V. Ozment

Carole V. Ozment

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Carole V. Ozmen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Raymonde G. Gatlin as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Raymonde G. Gatlin, for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Carole V. Ozment, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 27th day of March, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Amanda Mayner, 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 27, 2025.

Date

Affiant Signature

March 31, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of March, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON