Karen Johnson Davidson County
Batch# 1255715 DEEDWARR
04/02/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,096.68
20250402-0025026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $296,400.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 31ST day of March 2025.

Notary Public
My commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Martin Colgan **Susan Colgan**	**New Owner**	**09104007700**
6401 Armstrong Dr		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carole Scott-Burdette and Tobia J. Burdette, Sr., wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Colgan and Susan Colgan, husband and wife

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. 7, Block C, on the Plan of Oscar Porter's property, unrecorded and described according to a survey made by John M. Sullivan, Civil Engineer, dated December 30, 1957, described as follows:

Beginning at a point in the Northerly margin of unnamed street, 350 feet Westerly from the Westerly margin of 37th Avenue, North; thence with the margin of said unnamed street, Westerly 50 feet, to the corner of Lots 6 and 7 on said plan; thence with the line between Lots 6 and 7, Northerly 202.1 feet to a point; thence North 60 deg. 08' East 50.2 feet to point, common corner to Lots 7 and 8 on said plan; thence with the line between said lots Southerly 210.6 feet to the point of beginning.

Being the same property conveyed to Samuel Scott, Carole Scott-Burdette and husband, Tobia J Burdette, Sr, as joint tenants with rights of survivorship, by Quitclaim Deed from Carole Scott-Burdette and husband, Tobia J Burdette, Sr, dated November 3, 2008, of record in Instrument No. 20081106-0110567, in the Register's Office for Davidson County, Tennessee. Smauel Scott died on 9/21/19 leaving Carole Scott-Burdette and husband, Tobia J. Burdette, Sr. as the surviving tenants.

Further being the same property conveyed to Carole Scott-Burdette and husband, Tobia J Burdette, Sr, by Quitclaim Deed from Samuel Scott, dated June 12, 2008, of record in Instrument No. 20080612-0060809, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Samuel Scott and wife, Maxine Scott, by Warranty Deed from Oscar C Porter and wife, Viola Porter, dated October 23, 1963, of record in Book 3644, Page 39, in

the Register's Office for Davidson County, Tennessee. Maxine Scott died March 24, 2007, leaving Samuel Scott as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3800 Tigerbelle Dr, Nashville, TN 37209.

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 in 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.

_____ Date: 3/31/25
Carole Scott-Burdette

_____ Date: 3/31/25
Tobia J. Burdette, Sr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carole Scott-Burdette and Tobia J. Burdette, Sr., the within named Grantor(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.

Witness my hand, at office, this 31st day of March 2025.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mary Bleecker, 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 3/31/25.

Date

Affiant Signature

3/31/25

Date

State of TN
County of Davidson

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

Notary's Signature
My Commission Expires: 6/23/25

Notary's Seal (if on paper)

