**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
B-25-1173

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of April, 2025

Notary Public

Commission Expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1257559 DEEDWARR
04/08/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250408-0026766

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Pam Burgers Trust<br>1332 Sula Dr<br>Hermitage, TN 37076 | New owner | 086-12-0B-038.00-CO |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Maura Eileen Mefleh F/K/A Maura Rush, a married woman,**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Alyssa Augello, Trustee to the Pam Burgers Trust**

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:

Being Unit 38 as Shown on Exhibit B of Declaration of Covenants condition and Restriction for Tulip Grove a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Maura Rush, an unmarried woman by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20171106-0113814 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 06, 2017.

This property has never been a primary residence of the grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1332 Sula Dr, Hermitage, TN 37076

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 so 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.

Dated this the 7th day of April, 2025.

Maura Eileen Mefleh

Maura Eileen Mefleh

STATE OF Virginia
COUNTY OF Loudoun

On this 7th day of April, 2025, before me virtually appeared Maura Eileen Mefleh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2025.

Gloria Asare

Notary Signature
My commission expires:12/31/2028

Registration No: 7901547

Electronic Notary Public

Notarized remotely online using communication technology via Proof.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/7/25 (date of document)

Affiant Signature

April 8, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 8 day of April, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026