THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,015,000 00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2025

Notary Public
My Commission Expires

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson
Batch # 1257722
04/11/2025 08 45 15 AM
Fees $28 00 Taxes $3,755 50
20250411-0026989

Davidson County
DEEDWARR
5 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information
Phoenix Investment Group, LLC Multiple Parcels Nashville TN 37243	New Owner	Tax Parcel ID No 081-16-0-543 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyae Burford and Deneke Burford, joint tenants** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phoenix Investment Group, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Tract 1

Land in Davidson County, Tennessee, being Lot No 3, and the northerly 4 feet of Lot No 4 as shown on the map entitled Plan of Rowan Place, of record in Book 161, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Said Lot No 3 northerly part of Lot No 4, together front 35 feet on the easterly side of Rowan Place of Morrison Street and run back between parallel lines 90 feet, more or less, to a dead line, the northerly line of Lot No. 3 running back with the southerly margin of an alley 95 feet, more or less

Being part of the same property conveyed to WILLIAM H BURFORD, by deed from CASON DICKINSON, of record in Book 8258, page 926, dated December 7, 1990, said Register's Office

WILLIAM H BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM H. BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No 20190219-0014551, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee being the south 27 feet of Lot No. 4 and the north 2 feet of Lot No 5, on the Map of Rowan Place, as of record in Book 161, Page 79, Register's Office for said County.

Said parts of said lots adjoin and front together 29 feet on the easterly side of Rowan Place, or Morrison Street, and run back between parallel lines 90 feet more or less to a dead line, being the rear line of said lots as shown on said plan

Being part of the same property conveyed to WILLIAM H BURFORD, by deed from CASON DICKINSON, of record in Book 8258, page 926, dated December 7, 1990, said Register's Office

WILLIAM H BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM H BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No 20190219-0014551, said Register's Office

Tract 3.

Land in Davidson County, Tennessee, being part of Lot No 9 on the Map of the plan of record in Minute Book "Y", page 305, of the Chancery Court at Nashville, in the style of Holt vs Smith, called the Jack Smith Plan, being described as follows situated in the rear of Lot No 8 in said plan, lying and fronting on the west side of a 10 foot alley running northwardly from Jackson Street, and on the south side of a 12 foot alley and bounded by the same, running westwardly from Cumberland Street, the part of said Lot No 9 herein conveyed, fronting 31 feet 8 inches on said 10 foot alley and running back westwardly along the south margin of said 12 foot alley and between parallel lines, 100 feet to the western line of the plan of the property of said Capt Jack Smith

Being part of the same property conveyed to WILLIAM H BURFORD by deed from WAYNE E EPPERLY and wife, RUTH S EPPERLY, of record in Book 6595, page 768, dated July 1, 1985, said Register's Office

WILLIAM H BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM H BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No 20190219-0014551, said Register's Office

DENEKE BURFORD conveyed to TYAE BURFORD and DENEKE BURFORD by quitclaim deed of record in Instrument No 20190404-0030743, dated March 27, 2019, said Register's Office

Tract 4

Land in Davidson County, Tennessee, being part of Lot No 9 on the Map of the plan of record in Minute Book "Y", page 305, of the Chancery Court at Nashville, in the style of Holt vs Smith, called the Jack Smith Plan, being described as follows Lot fronting 31 feet and 8 inches on an alley and running back, between parallel lines, 100 feet

Being part of the same property conveyed to WILLIAM H BURFORD by deed from WAYNE E. EPPERLY and wife, RUTH S EPPERLY, of record in Book 6595, page 768, dated July 1, 1985, said Register's Office

WILLIAM H. BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM H BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No 20190219-0014551, said Register's Office

Tract 5·

Land in Davidson County, Tennessee, being part of Lot No 9 in Josiah Smith's plan, fronting 52 feet on an alley and running back, between parallel lines, 100 feet

Being part of the same property conveyed to WILLIAM H. BURFORD by deed from WAYNE E EPPERLY and wife, RUTH S EPPERLY, of record in Book 6595, page 768, dated July 1, 1985, said Register's Office

WILLIAM H BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM H BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No 20190219-0014551, said Register's Office

Tract 6

Being the southerly 62 feet of Lot No 9 in the Subdivision of the Narcissa Smith property, being a part of Lot No 176 of the John McNairy Mansion House Tract, described as follows

Beginning on the westerly margin of an alley at the northeast corner of Lot No 2, thence with the westerly margin of said alley, northerly 62 feet, thence westerly 100 feet, more or less, to the west line of said Lot No 9, thence with said line, southerly 62 feet to the northwest corner of Lot No 1 on said plan, thence with the northely line of Lots Nos 1 and 2, easterly 100 feet, more or less, to the beginning

Being the same property conveyed to WILLIAM H. BURFORD, by deed from EVA R. GARFINKLE, of record in Book 6378, page 66, dated August 7, 1984, said Register's Office

WILLIAM H. BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM

H. BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No 20190219-0014551, said Register's Office

Tract 7

Being a parcel of land in the 19th Council District of Davidson County, Tennessee. Said parcel being a combination the Deneke & Tyae Buford property as recorded in Deed Books (DB) DB-3997/333, DB-4583/949, DB-4635/338, at the Register's Office of Davidson County, Tennessee (RODCT) It can generally be described as being east of and adjacent to Morrison Street, north of Jackson Street, south of Meharry Boulevard, west of 11th Avenue North, and being further described below The purpose of this description is to combine addresses 0, 1006, 1014 Morrison Street into one parcel after the consolidation plat is recorded

Beginning at a set 'A" iron pin capped "TTL" in the eastern Right of Way (ROW) of Morrison Street Said POINT OF BEGINNING having Tennessee State Plane Coordinates (NAD 83) Northing of 669457 09, Easting of 1733226 14, being the southern corner of the herein described tract, and being the western corner of the Fisk University Property as recorded in Quit Claim (QC)-20131104-0114325 RODCT

Thence, leaving said Fisk University property, and along said ROW of Morrison Street, North 29°27'54" West a distance of 103 00 feet to a1/4" iron pin capped "TTL " Said iron pin being the western corner of the herein described tract, and the southern corner of the Deneke & Tyae Buford property as recorded in DB-2035/75 RODCT.

Thence, leaving said ROW of Morrison Street and along said Buford property. North 62°21'49" East a distance of 89 88 feet to a1/4" iron pin capped "TTL " Said iron pin being the northern corner of the herein described tract, being the eastern corner of said Buford property, and being in the western line of the Deneke & Tyae Buford property as recorded in DB-5094/712 RODCT

Thence, leaving said Buford property, along and past said Buford property. and to and along the Deneke & Tyae Buford property as recorded in DB-4142/647 RODCT, South 28°40'18" East a distance of 103.00 feet to a 'A" iron pin capped "TTL." Said iron pin being the eastern corner of the herein described tract, and being in the western line of said Buford property, and being the northern corner of said Fisk University property.

Thence, leaving said Buford property, and along said Fisk Property, South 62°23'13" West a distance of 88 45 feet to said POINT OF BEGINNING. Herein described tract containing 9,180 square feet or 0 21 acres, more or less

Being part of the same property conveyed to WILLIAM H BURFORD, by deed from LAPERLE HOCKETT (LE) AND K D WORRELL, DELINQUENT TAXPAYERS, of record in Book 8088, page 791, dated April 4, 1990, said Register's Office WILLIAM H BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM H BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No 20190219-0014551, said Register's Office

Being part of the same property conveyed to HOMER MCEWEN, by deed from ROBERT LUSK, JOHN S BRANSFORD AND VERNON SHARP, JR., LIQUIDATING TRUSTEES OF BRANSFORD REALTY COMPANY, of record in Book 1915, page 295, dated December 29, 1950, said Register's Office Being the same property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by quitclaim deed from HOMER MCEWEN, of record in Book 4583, page 949, dated March 15, 1972, said Register's Office Being the same property conveyed to WILLIAM H. BURFORD, by quitclaim deed from METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Instrument No 20001103-0109256, dated August 9, 2000, said Register's Office WILLIAM H BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM H BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No. 20190219-0014551, said Register's Office.

Being part of the same property conveyed to WILLIAM H BURFORD, by deed from THURMAN BALL, of record in Book 10531, page 361, dated June 24, 1997, said Register's Office WILLIAM H. BURFORD died intestate on or about July 19, 2011, leaving said property to DENEKE BURFORD AND TYAE BURFORD, THE ONLY HEIRS AT LAW OF WILLIAM H BURFORD, pursuant to the Affidavit of Heirship of record in Instrument No 20190219-0014551, said Register's Office

Being the same property conveyed to TYAE BURFORD AND DENEKE BURFORD by quitclaim deed to Combine Tax Parcels from TYAE BURFORD AND DENEKE BURFORD, of record in Instrument No 20241018-0081102, dated October 17, 2024, said Register's Office and being corrected by quitclaim deed of record in Instrument No 20250205-0008698, dated February 3, 2025, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 081-16-0-543 00 081-16-0-544 00, 081-16-0-545 00, 081-16-0-556 00, 081-16-0-555 00, 081-16-0-554 00, 081-16-0-553 00

Matters shown on the Plan of record in Plat Book 161, page 79, said Register's Office

Matters shown on the Plan of record in Plat Book 161, page 79, said Register's Office

This is improved property located at Multiple Parcels Nashville TN 37243

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2025

Tyae Burford

Deneke Burford

STATE OF California)

COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyae Burford and Deneke Burford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 8th day of April, 2025

See Attached CA Ack

Notary Public

My Commission Expires March 17, 2027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
County of Los Angeles)

On April 8, 2025 before me, Yvonne Elaine Kennett, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Tyae Burford and Deneka Burford
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature _____
Signature of Notary Public

YVONNE ELAINE KENNETT
Notary Public - California
Los Angeles County
Commission # 2438663
My Comm. Expires Mar 17, 2027

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document
Title or Type of Document Warranty Deed
Document Date April 8, 2025 Number of Pages _____
Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____	Signer's Name _____
☐ Corporate Officer — Title(s) _____	☐ Corporate Officer — Title(s) _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other _____	☐ Other _____
Signer Is Representing _____	Signer Is Representing _____

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