Karen Johnson Davidson County
Batch# 1260486 DEEDWARR
04/16/2025 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20250416-0029026

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 320,000.00.

Affiant

Subscribed and Sworn before me this 28th day of March , 2025.

Notary Public
My commission expires: 9.5.2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Rehabbing with Passion LLC 572 Roxanne Drive, Nashville, TN 37013	New Owner	162-10-0-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karen D. Burrum, unmarried, Stephen David Burrum, married, and Charles Bryant Burrum, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rehabbing with Passion LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 128 on the Plan of Brook-View Estates, Section 2, of record in Plat Book 4460, page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles H. Burrum and wife, Shirley L. Burrum, by deed from Gregory J. Zoerb and wife, Carolyn R. H. Zoerb, dated May 16, 1986, and recorded May 19, 1986, of record in Book 6860, Page 498, in the Register's Office for Davidson County, Tennessee. Charles H. Burrum predeceased Shirley L. Burrum on September 11, 2012, leaving her the surviving tenant by the entirety. Shirley L. Burrum and Shirley Lee Burrum being one and the same person.

Shirley Lee Burrum, died intestate on April 7, 2023, a resident of Davidson County, Tennessee, survived by Karen D. Burrum, Charles Bryant Burrum and Stephen David Burrum (heirs) as evidenced by Affidavit of Heirship of record in Instrument No 20230714-0054178, in the Register's Office of the Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4689, Page 561, Register's Office for Davidson County, Tennessee.

Grantors, Stephen David Burrum and Charles Bryant Burrum, warrant that this property is not their primary residence, and that said property was never used as a marital residence.

This is [X] improved [ ] unimproved property known as 572 Roxanne Drive, Nashville, TN 37013

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 10 day of ~~March~~ April 2025.

Karen Burrum
Karen D. Burrum

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 10 day of ~~March~~ April 2025, before me personally appeared Karen D. Burrum, 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 10 day of ~~March~~ April 2025.

Notary Signature
My commission expires:

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 27 day of March, 2025.

Stephen David Burrum

Charles Bryant Burrum

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of March, 2025, before me personally appeared **Stephen David Burrum**, 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 27th day of March, 2025.

Notary Signature
My commission expires: 02/18/2029

ROMAN HANKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02/18/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of March, 2025, before me personally appeared **Charles Bryant Burrum**, 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 27th day of March, 2025.

Notary Signature
My commission expires: 02/18/2029

ROMAN HANKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02/18/2029
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A. Mason, 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 April 10, 2025.

Affiant Signature

4/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of April, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026