This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510326

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$290,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary Public
My Commission Expires: 3/9/27

Karen Johnson Davidson County
Batch# 1264951 DEEDWARR
04/25/2025 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20250425-0031853

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 23rd day of April, 2025, among:

AKIELA BURNS-SWINGER MARRIED AND CLARENCE RICARDO BURNS III UNMARRIED AND LOGAN JAVON BURNS UNMARRIED AND JALEN EUGENE TURNER UNMARRIED HEIRS AT LAW OF CLARENCE RICARDO BURNS, JR.

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY
a Tennessee limited liability company, its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 26 on the Final Plat, Phase I, Chateau Valley, of record in Plat Book 6900. Page 895, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to Clarence A. Bums, Unmarried by Warranty Deed from Estate of Richard Hill, Jr., of record in Instrument No. 20000106-0001995, Register's Office for Davidson County, Tennessee, dated January 05, 2000 and recorded on January 06, 2000.
Being the same property conveyed to Clarence A. Burns by Quitclaim Deed from Arleen Woodard-Burns of record in Instrument No. 20090820-0078542 Register's Office for Davidson County, Tennessee, dated August 14, 2009 and recorded on August 20, 2009.

The said Clarence Burns having since died on February 20, 2024, leaving Akiela Burns-Swinger, Clarence Ricardo Burns III, Logan Javon Burns, and Jalen EugeneTurney as heirs at law per Affidavit of Heirship filed in Instrument No. 20240522-0038210, said Register's Office.

Being also known as 3048 Chateau Valley Drive, Nashville, TN 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Akiela Burns-Swinger

Clarence Ricardo Burns III

Logan Javon Burns

Jalen Eugene Turner

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Akiela Burns-Swinger, Clarence Ricardo Burns III, Logan Javon Burns, and Jalen Eugene Turner, the within named bargainor(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 and official seal this 23 day of April, 2025.

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 3048 Chateau Valley Drive
City, State, Zip: Nashville, TN 37207

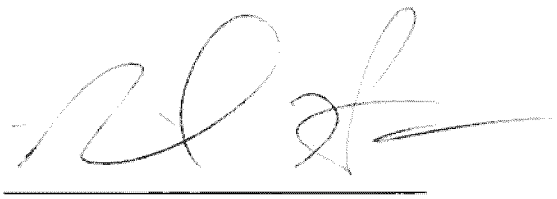
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 3048 Chateau Valley Drive
City, State, Zip: Nashville, TN 37207

Tax ID: 059-15-0A-026.00-CO

Certificate of Authenticity

I, Nick Harris, 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 23, 2025**.



Affiant Signature

4/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23** day of **April**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

