WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268403 DEEDWARR
05/05/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,268.10
20250505-0034336

JM-VR-25-1413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-30-28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charlsie R. Nacrelli and Andrew J. Painton	**Same As New Owner**	
(NAME)	(NAME)	083-02-0-093.00
1413 Sharpe Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEX J. BURNETTE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLSIE R. NACRELLI, AN UNMARRIED WOMAN, AND ANDREW J. PAINTON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee:

Being part of Lot No. 8 on the Plan of the Martha Martin Lands, of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, and described according to a survey made by E. R. Southgate, Surveyor, April 17, 1946, as follows:

Beginning at a point in the Northerly margin of Sharpe Avenue, 424 feet East of the Easterly margin of 14th Street, at the corner of Lot Nos. 1 and 8 shown on said survey; thence North along the line between said lots 80 feet to the South line of Lot No. 2; thence along the South line of Lots Nos. 2 and 3, East 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said Lots Nos. 7 and 8, Southwardly 80 1/3 feet to the North margin of Sharpe Avenue; thence with the margin of the same, Easterly 75 feet to the beginning.

Being the same property conveyed to Alex J. Burnette, an unmarried man by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20241106-0086069 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 06, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 161, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1413 Sharpe Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 1st DAY OF MAY, 2025.

Alex J. Burnette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX J. BURNETTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2025.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/1/25.

Affiant Signature

5/2/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY