PREPARED BY: RETURN
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1269145 DEEDWARR
05/06/2025 09 46 20 AM 2 pgs
Fees $13 00 Taxes $1,332 00

20250506-0035142

G-BR-25-625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2025

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kristen Jacoby
Notary Public

MY COMMISSION EXPIRES 9/19/2028
(AFFIX SEAL)

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)
Elena L. Sherertz	New owner	
(NAME)	(NAME)	**050-16-0A-049 00-CO**
625 E. Vailview Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **MATTHEW RAY BURGESS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELENA L. SHERERTZ, UNMARRIED,** 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 in Davidson County, Tennessee, being Lot No 49 on the Plan of Final Plat of Skyline Village of record in Plat at Instrument No 20050418-0042718, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Matthew Ray Burgess, unmarried man by Warranty Deed from Meghan N Essington, a single woman of record in Instrument No 20170418-0037763 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 18, 2017

Sthefani Prado Burgess joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property

This conveyance is subject to
• Taxes for the year 2025 and subsequent years, a lien not yet due and payable
• Subject to all matters shown on the Plan of record in Plat at Instrument No 20050418-0042718, Register's Office for Davidson County, Tennessee
• Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 54 and 55, Register's Office for Davidson County, Tennessee
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070705-0080250, Register's Office for Davidson County, Tennessee
• Charter for Skyline Village HOA of record in Instrument Number 20070627-0076879, in the Register's Office for Davidson County, Tennessee
• Grant of Easement of record in Instrument Number 20121114-0104686, in the Register's Office for Davidson County, Tennessee.
• Shared use easement and agreement of record in Instrument Number 20120120-0005861 amended in Instrument No 20120403-0028102 and in Instrument No 20140212-0012630, in the Register's Office for Davidson County, Tennessee
• Storm Water Detention Agreement of record in Instrument Number 20020307-0028887 and Instrument No 20030610-0079895, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer and drainage easement of record in Book 6161, Page 257 and Book 6190, Page 646, in the Register's Office for Davidson County, Tennessee
• Water line easement of record in Book 6029, Page 20, in the Register's Office for Davidson County, Tennessee
• Order for Public Right of Way of record in Book 10558, Page 218, in the Register's Office for Davidson County, Tennessee
• Twenty Five foot wide permanent and perpetual easement of record in Book 11684, Page 656, in the Register's Office for Davidson County, Tennessee

- Easement of record in Instrument Number 20011127-0129091, in the Register's Office for Davidson County, Tennessee
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083725, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No 20120123-0006297, in the 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 **625 E. Vailview Court, Nashville, Tennessee 37207**

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 5th DAY OF MAY, 2025

Matthew Ray Burgess

Sthefani Prado Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW RAY BURGESS, 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 5th of May, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STHEFANI PRADO BURGESS, 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 5th of May, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
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Nashville, TN 37212