Karen Johnson Davidson County
Batch# 1269682 DEEDWARR
05/06/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20250506-0035455

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $256,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of April, 2025.

NOTARY PUBLIC

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Julie Gibson Groover and William Groover	SWBC Mortgage Corporation	108-03-0-036.00
(NAME)	(NAME)	
402 Brandywine Drive	9311 San Pedro, Ste. 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio, TX 78216	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Burris Properties, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Julie Gibson Groover and William Groover, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87A, on the Plan of Patio Villa Section Four, Zone Lot Division Lots 83 thru 86, of record in Plat Book 6900, Page 537, revising plat of record in Book 5200, Page 632, 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 Darris J. Billingsley by Quitclaim Deed from Resolution Trust Corporation dated July 24, 1991 and recorded in Book 8406, Page 101, Register's Office of Davidson County, Tennessee.

Darris J. Billingsley having become deceased on or about November 30, 2023; Affidavit of Heirship in Instrument No. 20240913-0070885, and Instrument No. 20240913-0010884, said Register's Office.

Being the same property conveyed to David Billingsley by Quitclaim Deed from Rebeka Billingsley Pickney, heir of the Estate of Darris J. Billingsley, dated September 12, 2024 and recorded September 13, 2024 in Instrument No. 20240913-0070886, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Burris Properties LLC by Warranty Deed from David Billingsley, individually and as heir of the Estate of Darris J. Billingsley, Dated August 7, 2024 and recorded September 13, 2024 in Instrument No. 20240913-0070887, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1222 Cabana Circle, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of April, 2025.

Burris Properties, LLC

BY: _____
Robert J. Pickney, Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Robert J. Picknet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Manager of Burris Properties, LLC, the within named bargainor, a limited liability company, and that such Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Burris Properties, LLC as Manager.

Witness my hand and official seal, this the 30th day of April, 2025.

_____
Notary Public
My Commission Expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 4/30/25.

Celia Stewart Rouse
Affiant Signature

4/30/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of April, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY