Karen Johnson Davidson County
Batch# 1272922 DEEDWARR
05/14/2025 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250514-0037873

WARRANTY DEED

SARAH LEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

B-JR-25-1208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(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)
Buro Burro LLC	New owner	
(NAME) 148 Piedmont Avenue	(NAME) 148 Piedmont Avenue	**072-06-0-349.00**
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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, **DANNY L. TALLEY, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BURO BURRO LLC,** 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 the easterly 24.7 feet of the northerly 200 feet of Lot No. 2; the southerly 28 feet of Lot No. 2; the westerly 25 feet of the northerly 200 feet of Lot No. 3; the southerly 28 feet of the westerly 75 feet of Lot No. 3; the northerly 37.3 feet of Lot No. 8, and the northerly 37.3 feet of the westerly 75 feet of Lot No. 9 in Keller's Subdivision of the Maxey Place, of record in Book 421, Page 86, said Register's Office, and more particularly described as follows:

Beginning at a point in the southerly margin of McGavock Pike, formerly Maxey Avenue, said point being 75.3 feet east of the common comer of a tract of land conveyed to J. P. Meade by deed from R. E. George of record in Book 2100, Page 567;

Thence southwardly with Meade's easterly line 200 feet to a point, being Meade's southeasterly corner;

Thence westwardly with Meade's southerly line 75.3 feet to a point in the Lot line of Lots 1 and 2, Meade's southwesterly corner;

Thence southerly with the line between Lots 1 and 2 and Lots 8 and 9, 65.3 feet to a point; thence eastwardly and parallel with the northerly margin of Keller Avenue 175 feet to a point, said point being 25 feet west of the line between Lots 3 and 4 in said subdivision;

Thence northwardly and parallel with the line between Lots 3 and 4, 65.3 feet to a point, said point being the southeast comer of a tract of land conveyed to S. J. Dale by deed from R. E. George and wife, of record in Book 2088, Page 25;

Thence westwardly with Dale's southerly line 50 feet to a point, Dale's southwest comer; thence northwardly with Dale's westerly line 200 feet to a point in the southerly margin of McGavock Pine; thence westwardly with the southerly margin of McGavock Pike, 49.7 feet to the point of beginning.

Being the same property conveyed to Danny L. Talley and Dennis F. Talley, as joint tenants with right of survivorship by Warranty Deed from Julie Ann Brady, married of record in Book 10665, page 455, Register's Office for Davidson County, Tennessee, dated October 24, 1997 and recorded on October 31, 1997.

Dennis F. Talley having died on July 30, 2003, vesting Danny L. Talley as surviving tenant.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 86, 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: **1208 McGavock Pike, Nashville, Tennessee 37216**.

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 12 DAY OF MAY, 2025.

Danny L. Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY L. TALLEY, 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 12th of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 12. 2025.

Affiant Signature

14th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028