Karen Johnson Davidson County
Batch # 1274588 DEEDWARR
05/19/2025 02 15 40 PM 2 pgs
Fees $13 00 Taxes $3,422 50
20250519-0039338

Name and Address of New Owner:
Meghan N Richert and Cody Richert
4609A Illinois Avenue
Nashville, TN 37209

Send Tax Bills To:
SAME AS NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No GNT-25-3974

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-25-4609A

Map & Parcel No: **091-12-0-357-00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Illinois Nations LLC, a Florida Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Meghan N. Richert and Cody Richert, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee·

Land situated in Davidson County, Tennessee and being Lot 516, Block 85, No. 1 Plan of West Nashville, as shown on plat of record in Plat Book 57, Page 74 and 75, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Margaret Dodson, unmarried, by Warranty Deed from Elliott Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210601-0072838 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 01, 2021.

Being the same property conveyed to Steven Burkhardt, Sr , a married man, by Warranty Deed from Margaret Dodson Sparks, married, F/K/A Margaret Dodson, and Gene Andrew Sparks, wife and husband, of record in Instrument No. 20230711-0053082, Register's Office for Davidson County, Tennessee, dated July 10, 2023 and recorded on July 11, 2023.

Being the same property conveyed to Illinois Nations, LLC, a Florida Limited Liability Company, by Quitclaim Deed from Steven Burkhardt, Sr., a married man, of record in Instrument No. 20230711-0053082, Register's Office for Davidson County, Tennessee, dated September 21, 2023 and recorded on September 27, 2023.

Being improved property known as **4609A Illinois Avenue, Nashville, TN 37209**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT, ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ____th day of May, 2025.

Illinois Nations LLC, a Florida Limited Liability Company

By: _____
Steven G. Burkhardt, Sr., Manager

State of FL
County of Palm Beach

Before me, _____ of the state and county mentioned, personally appeared Steven G. Burkhardt, Sr., Manager 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 Illinois Nations LLC, the within named bargainor, a Limited Liability Company, and that as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand, at office, this 14 th day of May, 2025.

_____
Notary's Signature
My commission expires: 07/11/25

RAQUEL QUILES
Notary Public - State of Florida
Commission # HH 141308
My Comm. Expires Jul 11, 2025
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $925,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires: 05/08/28

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028