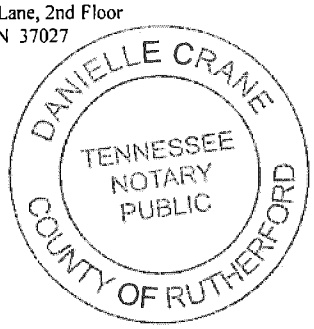
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $810,000.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2025.

Notary Public
My commission expires: 12/2/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information
Michael Robert Burrows 1006 Dew St. Nashville, TN 37026	Same as owner	093-04-0 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALFONZO M. MERAZ, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL ROBERT BURROWS, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee. described as follows:

Land in Davidson County, Tennessee, being Lot No. 57, on the Map of Caldwell's Property, as shown on plat of record in Book 421, Page 78, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 57 fronts 66.7 feet on the southerly side of Caldwell, now Dew Street, and runs back between lines 150 feet to an alley in the rear on which it measures 67.3 feet.

Being the same property conveyed to Alfonso M. Meraz, married, by Warranty Deed from Melvin Burton and Delores R. Burton, dated 04/23/1999 and recorded 05/05/1999, in Book 11463, Page 13, Register's Office for Davidson County, Tennessee. The said Francisca P. Hernandez is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1006 Dew St., Nashville, TN 37026.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1275820 DEEDWARR
05/20/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20250520-0039788

Witness my hand this the 20th day of May, 2025.

Alfonzo M. Meraz

Francisca P. Hernandez

Francisca P. Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alfonzo M. Meraz and Francisca P. Hernandez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Danielle Crane, 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 5/20/25 (date of document).

Danielle Crane
Affiant Signature

5/20/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD