WARRANTY DEED

Karen Johnson Davidson County
Batch# 1277467 DEEDWARR
05/27/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20250527-0041264

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: RES-25-1398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Burns	CMG Home Loans	117 16 2A 001.00 CO
(NAME)	(NAME)	
1550 Larimer St., Ste 118 Denver, CO 80202	3160 Crow Canyon Rd, Suite 400 San Ramon, CA 94583	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, PAUL R. LOHR, III AND MARY M. MATTHEWS, HUSBAND AND WIFE, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, BRIAN C. BURNS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes 1400 Grandview Drive, a Horizontal Property Regime, of record in Instrument No. 20230227-0013581, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Paul R. Lohr, III, and Mary M. Matthews, tenants in common with right of survivorship, from Gordon A. Connell and Janet L. Connell, co - trustees of Joint Revocable Trust of Gordon A. Connell and Janet L. Connell dated July 29, 2013 (Lee Sutherland Connell as successor trustee, Marion Anna Connell as contingent successor trustee, and James Adam Connell as second contingent successor trustee, to Gordon A. Connell and Janet L. Connell, by Warranty Deed dated June 25, 2015, recorded June 29, 2015, in Instrument No. 20150629-0062011, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 1398 Grandview Drive, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 21st day of May, 2025.

Paul R. Lohr, III

Mary M. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of May, 2025, before me personally appeared Paul R. Lohr, III, and Mary M. Matthews, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of May, 2025.

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/27/2025.

Affiant Signature

05/27/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/27/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY