When recorded return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1289359 DEEDWARR
06/24/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250624-0049807

WARRANTY DEED

File No. AP-25-9757

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2025

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Lee McClain and Christian Michael McClain	New Owner	
(NAME) 810 Briar Circle	(NAME) **810 Briar Circle**	051-10-0J-008.00-CO
(ADDRESS) Madison, TN 37115	(ADDRESS) **Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Terry L. Burgess and Kimberly S. Burgess, Trustees of The Restated Burgess Family Trust dated July 10, 2017**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Lee McClain and Christian Michael McClain, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 8, as established in Declaration of Covenants, Conditions and Restrictions for Homes at The Briar, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190211-0012787, as amended at Instrument Nos. 20190305-0020002, 20190306-0020312 and Instrument No.20191226-0132718, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Terry L. Burgess and Kimberly S. Burgess, Trustees of the Burgess Family Trust dated February 7, 2008, as amended and restated on July 10, 2017 by Warranty Deed from ARTY, LLC, a Tennessee limited liability company of record in Instrument No. 20210702-0090144 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 02, 2021.

This is property more commonly known as 810 Briar Circle, Madison, TN 37115
.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 GRANTEES 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 GRANTEES, 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 this 23rd day of June, 2025.

The Restated Burgess Family Trust dated July 10, 2017

By: Kimberly S. Burgess
Kimberly S. Burgess, Trustee

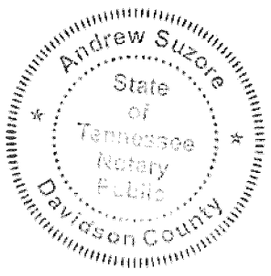
By: Terry L. Burgess
Terry L. Burgess, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Terry L. Burgess and Kimberly S. Burgess, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of The Restated Burgess Family Trust U/A/D July 10, 2017, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 23rd day of June, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Pam Autry, 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 **June 23, 2025**.

Date

Affiant Signature

June 23, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **June**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)