Karen Johnson Davidson County
Batch# 1290583 DEEDWARR
06/26/2025 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250626-0050527

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-2801

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of June, 2025

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ordis W Steen and Candace Steen 3320 Westcliffe Circle Antioch, TN 37013	New Owner	150-04-0-112.00

WARRANTY DEED

FOR AND IN 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,

Karl S. Burr and wife, Lisa K. Burr

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ordis W Steen and Candace Steen, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 385 on the Plan of The Country, Section 8, 2nd Revision, of record in Plat Book 6250, Page 912 and 913, in the Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Karl S. Burr and wife, Lisa K. Burr by Warranty Deed from Elizabeth Marie Gallagher and Robert Ramsey and wife, Barbara Ramsey of record in Book 7640, page 896, Register's Office for Davidson County, Tennessee, dated August 30, 1988 and recorded on August 31, 1988.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3320 Westcliffe Circle, Antioch, TN 37013

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 so 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.

Dated this the 24th day of June, 2025.

Karl S. Burr

Lisa K. Burr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of June, 2025, before me personally appeared Karl S. Burr and Lisa K. Burr, 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 24th day of June, 2025.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/24/25.

Affiant Signature – Joshua A. Terry

6/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/25/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27