Box 10-B

Karen Johnson
Batch # 1292576
07/02/2025 08 37 03 AM
Fees $13 00 Taxes $1,739 00

Davidson County
DEEDWARR
2 pgs

20250702-0052095

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$470,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF **JUNE, 2025.**

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
SHARON BURNS	**SAME**	**083-04-0-165.00**
(NAME) **2513 CARTER AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DEBORAH CONNELIE, FORMERLY KNOWN AS DEBORAH GOMEZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON BURNS,** HEREINAFTER CALLED THE GRANTEE, HER 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. 2, as shown on the map entitled Dugger Heights, 1st Addition to Sec. 5, of record in Plat Book 2330, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEBORAH GOMEZ, MARRIED WOMAN, by deed from BETH ANNE MCLAURINE, AN UNMARRIED WOMAN, of record in Instrument No. 20200504-0046350, dated April 29, 2020, said Register's Office. Deborah Gomez having since divorced Ronald Gomez and pursuant to Final Decree of Divorce dated March 30, 2021 in the Third Circuit Court for Davidson County, Tennessee at Nashville, Case No. 20D-180, she is restored to her maiden name of Connelie.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2330, page 20; Sanitary Sewer Easement of record in Book 4001, page 103; and any and all easements, conditions and restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2513 CARTER AVE., NASHVILLE, TN 37216**
(House Number) (Street) (P O Address) (City or Town) (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 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 hand this 30th day of June, 2025.

Deborah Connelie

DEBORAH CONNELIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBORAH CONNELIE,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 2025.

Lee A. Cohen

Notary Public

My commission expires: **MARCH 3, 2026**.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON