WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Elizabeth Cammarata
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY LEAH LANKFORD MY COMMISSION EXPIRES JULY 02, 2025

Karen Johnson Davidson County
Batch# 1294343 DEEDWARR
07/07/2025 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20250707-0053229

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth B. Cammarata	NEW OWNER	
(NAME)	(NAME)	
214 Timberway Dr		108 07 0B 159.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **THOMAS M. BURKE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH B. CAMMARATA, AN UNMARRIED WOMAN,** 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:

Being Unit No. 159-P of TIMBER LAKE CONDOMINIUMS created under Title 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, and by Instrument of Clarification at Book 6561, Page 141 and Instrument of Correction at Book 7153, Page 617, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of TIMBER LAKE CONDOMINIUM as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas M. Burke, by Quitclaim Deed from Thomas M. Burke and Melanie L. Burke, of record in Book 8307, Page 75, in the Register's Office of Davidson County, Tennessee, dated February 19, 1991 and recorded on March 11, 1991.

Being the same property conveyed to Thomas M. Burke and wife, Melanie L. Burke, by General Warranty Deed from Timber Lake Joint Venture, a Tennessee joint venture, of record in Book 7091, Page 982, in the Register's Office of Davidson County, Tennessee, dated December 31, 1986 and recorded on December 31, 1986.

Property was never the martial residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-827

unimproved
This is improved x property, known as 214 Timberway Dr, Nashville, TN 37214
(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 1 day of July, 2025.

THOMAS M. BURKE

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 Thomas M. Burke, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of July, 2025.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Commission expires:

Notary Public

MO2025-827

Tennessee Certification of Electronic Document

I, **Susan E. Burks**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2025.

AFFIANT SIGNATURE

July 7, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 7th day of July, 2025.

NOTARY SIGNATURE

My Commission Expires: 2-26-29

(NOTARY'S SEAL)

