WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294633 DEEDWARR
07/08/2025 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250708-0053646

DM-YHS-25-617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.28.28
(AFFIX SEAL)

ALISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Alvarez	**Legacy Home Loans dba Steadfast Mortgage**	
(NAME) **617 Kingsway Drive**	(NAME) **408 Highway 76**	**053-16-0-187.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BEVERLY DAWN DUNCAN, EXECUTRIX OF THE ESTATE OF DEBORAH DUNCAN BURROWS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY ALVAREZ, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit

Being Lot No. 8 on the Plan of King Court, Section 3, of record in Plat Book 7900, Page 958, as amended in Book 9705, Page 872, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Deborah Burrows, unmarried by Warranty Deed from Phillip P. Piccione and wife, Janice L. Piccione of record in Instrument No. 20080128-0008664 Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 28, 2008.

The said Deborah Burrows having since died testate on April 13, 2025. The subject property having been made part of her probate estate subject to the control of her personal representative, pursuant to Article 5 of the duly probated Last Will and Testament of Deborah Duncan Burrows in Docket Number 25P1091 in the Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 958, as amended in Book 9705, Page 872 and Book 10159, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9705, Page 872, Book 9708, Page 522, Book 9924, Page 860, Book 9665, Page 540 and Book 9682, Page 193, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Kingsway Drive, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 7th DAY OF JULY, 2025.

The Estate of Deborah Duncan Burrows

BY: _____
Beverly Dawn Duncan
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY DAWN DUNCAN, EXECUTRIX of the BEVERLY DAWN DUNCAN, EXECUTRIX OF THE ESTATE OF DEBORAH DUNCAN BURROWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of July, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 July 7, 2025.

Lissa Groom
Affiant
Date: July 7, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7th day of July, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON