WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300043 DEEDWARR
07/21/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,062.27
20250721-0057155

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of July, 2025.

Notary Public

My Commission Expires: 8/24/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Kimberly Ellen Cunliffe, Trustee	**New Owner**	075-11-0 001.00
624 Bayhill Ct.		
Hermitage, TN 37076		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Amy James, Personal Representative of The Estate of Juanita M. Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly Ellen Cunliffe, Trustee of the Estate of Barry Burgess, Irrevocable Trust dated June 5, 2023, 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 Lot No. 420 on the Plan of Highlands of Tulip Grove, Section II, of record in Plat Book 4675, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Juanita M. Davis, unmarried, f/k/a Juanita M. Davis Pewitt by Deed dated January 9, 2013 from David A. Pewitt, unmarried, recorded January 10, 2013, in Instrument Number 20130110-0003100, in the Register's Office for Davidson County, Tennessee. The said Juanita M. Davis having since died testate October 6, 2024. Pursuant to the Last Will and Testament of Juanita M. Davis probated under Case No. 25P-386, Seventh Circuit Couty for Davidson County, Tennessee, at Nashville (Probate Division), Letters Testamentary were issued to Amy James and the real property is to be brought under the administration of the estate and sold by the Personal Representative.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

All matters as shown on plat of record in Plat Book 4675, Page 93, said Register's Office.

Restrictions of record in Book 4880, Page 375, Register's Office said County.

This is unimproved X improved property, known as 4347 Baton Rouge Drive, Hermitage, TN 37076

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 17th day of July, 2025.

The Estate of Juanita M. Davis

Personal Representative

By: Amy James, Personal Representative

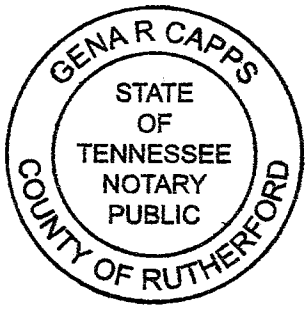
STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Amy James as Personal Representative of The Estate of Juanita M. Davis, 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 and who further acknowledged that she is the Personal Representative of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of July, 2025.

Gena R Capps

Notary Signature
My commission expires: 08-21-2027



CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 7/17/25.

Affiant Signature

Date: 7/17/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 17th day of July, 20 25.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER