Karen Johnson Davidson County
Batch# 1306441 DEEDWARR
08/06/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.96
20250806-0062481

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751667**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,990.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2025. Notary Public My Commission Expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-20-2027

WARRANTY DEED

Address New Owner: Daniel Burgess and Emily Burgess 625 Waco Drive, Unit B Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-05-0Y-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher LeMay and Courtney LeMay, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Burgess and Emily Burgess, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 625 Waco Drive Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 625 Waco Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170619-0061407, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTOPHER LEMAY, by deed from WEST NASHVILLE LIVING, LLC, of record in Instrument No. 20180316-0025208, dated March 15, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-05-0Y-002.00 CO.

Matters shown on the Plan of record in Plat Book 2900, page 123, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170619-0061407, said Register's Office.

This is improved property located at 625 Waco Drive, Unit B Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2025.

Christopher LeMay

Courtney LeMay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher LeMay and Courtney LeMay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2025.

Notary Public

ABBY BERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am 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 the law on 7/29/25.

Jennifer A Hoffman

AFFIANT

DATE: 7/31/2025

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 31st day of July, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027