(1)

Karen Johnson Davidson County
Batch # 1313020 DEEDWARR
08/21/2025 09 43 27 AM 2 pgs
Fees $13 00 Taxes $3,256 00
20250821-0066922

WARRANTY DEED

File No 2025-0391

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000 00

Affiant

Subscribed and sworn to before me on August 18, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES My commission expires May 30, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S)	SEND TAX BILL(S) TO	MAP - PARCEL NO
Paul Burkholder, IV and Catherine Andrews Burkholder 474 Brentview Hills Dr Nashville, TN 37220	Mutual of Omaha Mortgage, Inc 1 East 22nd Street, Suite 401 Lombard, IL 60148	160-04-0-118 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN SITES, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PAUL BURKHOLDER, IV AND CATHERINE ANDREWS BURKHOLDER, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 16, as shown on the map entitled the Plan of Brentview Hills, of record in Plat Book 3300, Pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to JONATHAN SITES, AN UNMARRIED MAN, by Warranty Deed from JOHN MARTIN MCCLEAREN, JR , A MARRIED MAN, of record in Instrument No 20230310-0017612, dated March 10, 2023, said Register's Office

The undersigned, Kaylea Moreno, spouse of Jonathan Sites, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantees, Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 474 Brentview Hills Dr , Nashville, TN 37220

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his 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 our hands on August 18, 2025

Grantor:

Jonathan Sites

Kaylea Moreno

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jonathan Sites and Kaylea Moreno, the within named bargainor, 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 18th day of August, 2025

Notary Public

My commission expires
May 30, 2029

My Commission expires _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY