WARRANTY DEED

Karen Johnson Davidson County
Batch# 1314790 DEEDWARR
08/26/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20250826-0068207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/23/28

(AFFIX SEAL)

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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
Kelly C. Burke and Vernon Burke	FirstBank	
(NAME) 15632 Lorie Drive	(NAME) 722 Columbia Avenue	133 14 0 053.00
(ADDRESS) Grass Valley, CA 95949	(ADDRESS) Franklin, TN, 37064	
(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, **WE, ELIZABETH U. HINES AND DANIEL E. HINES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY C. BURKE AND VERNON BURKE, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of ELYSIAN PARK of record in Plat Book 2331, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth U. Hines and Daniel E. Hines, Husband and Wife, by Warranty Deed from Jeffrey L. Odum and Sherry Levine Odum, Husband and Wife, of record in Instrument No. 20171219-0129180, in the Register's Office of Davidson County, Tennessee, dated December 11, 2017 and recorded on December 19, 2017.

Kevin D. Montgomry herein signed as Attorney in fact for Elizabeth U. Hines and Daniel E. Hines. Said Power of Attorney is of record Instrument No. 20250819-0066046 in the Registers office for Davidson County, Tennessee.

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.

unimproved _
This is improved x property, known as 4856 Lynn Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-985

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 26th day of August, 2025

Elizabeth U. Hines by Kevin D. Montgomery Attorney in fact

ELIZABETH U. HINES BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Daniel E. Hines by Kevin D. Montgomery Attorney in fact

DANIEL E. HINES BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

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 Kevin D. Montgomery , to me known to be the person who executed the foregoing instrument on behalf of Elizabeth U. Hines and Daniel E. Hines, and acknowledged that he executed the same as the free act and deed of Elizabeth U. Hines and Daniel E. Hines.

Witness my hand and official seal this 26th day of August, 2025.

Commission expires:

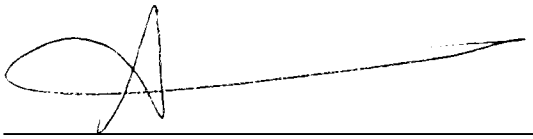
MICHELLE OSBORNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 5, 2029
COUNTY OF MACON

Michelle Osborne
Notary Public

MO2025-985

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 26, 2025** .



Affiant Signature — **08/26/2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 26, 2025** .

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal