Karen Johnson Davidson County
Batch# 1315213 DEEDWARR
08/27/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250827-0068395

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$1,100,000.00**

Subscribed and sworn to before me this 25 day of August, 2025.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
David Mills & Alexandra Burlason **5950 Clarksville Pike** **Joelton, TN 37080**	Legacy Home Loans 408 Highway 76 White House, TN 37188	**029-00-0-359.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Richard Pauls and Karen M. Pauls, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Alexandra B. Burlason, an unmarried woman, and David R. Mills, an unmarried man, as joint tenants with right of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST RIGHT OF WAY OF CLARKSVILLE PIKE AT THE INTERSECTION WITH EATON'S CREEK ROAD; THENCE WITH EAST RIGHT OF WAY OF CLARKSVILLE PIKE, SOUTH 21 DEGREES 12' 00" WEST 516.76 FEET TO AN IRON PIN SET IN THE NORTHWEST CORNER OF TRACT #3, THE TRUE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 55' 44" EAST 1085.38 FEET TO AN IRON PIN SET; THENCE SOUTH 2 DEGREES 18' 06" WEST 200.00 FEET TO AN IRON PIN SET; THENCE NORTH 87 DEGREES 55' 44" WEST 1153.94 FEET TO AN IRON PIN SET IN THE RIGHT OF WAY OF CLARKSVILLE PIKE; THENCE NORTH 21 DEGREES 12' 00" EAST 211.69 FEET TO THE POINT OF BEGINNING, CONTAINING 223,930 SQUARE FEET OR 5.140 ACRES.

Being the same property conveyed to Richard Pauls and Karen M. Pauls by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20171229-0132293 Register's Office

for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 29, 2017.

This is improved property known as: 5950 Clarksville Pike, Joelton, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 22 day of August, 2025.

Richard Pauls

Richard Pauls

Karen M. Pauls

Karen M. Pauls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Richard Pauls and Karen M. Pauls,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 22 day of August, 2025.

My Commission Expires: _____

Mary Birthright

NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2021

True Copy Certification

I, **Denise Woods,** 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 this the 22 day of August, 2025.

Denise Woods
Affiant Signature
Date 8-25-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of August, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028