WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1318090 DEEDWARR
09/04/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,041.40
20250904-0070659

File #25-DW-1237-W

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $822,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/15/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
The Gina B Pruitt Trust	New Owner	
(NAME)	(NAME)	180 02 0A 084.00
1237 Beech Hollow Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRUCE BURLASON, A SINGLE PERSON, AND ALEXANDRA BURLASON, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THE GINA B PRUITT TRUST,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43, on the Plan of SECTION TWO, THE RIDGE AT STONE CREEK, of record in Plat Instrument No. 20060120-0007577, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Burlason and Alexandra Burlason, husband and wife, by Warranty Deed from Louis Catignani and wife, Jessica Catignani, of record in Instrument No. 20131223-0129022, in the Register's Office of Davidson County, Tennessee, dated December 20, 2013 and recorded on December 23, 2013.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, THE RIDGE AT STONE CREEK PARK, as recorded in Instrument No. 20060120-0007577.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365 as amended in Instrument No. 20010719-0076875 and Instrument No. 20231016-0080753 and as Supplemental recorded in Instrument No. 20020722-0087705.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020528-0064318.
* Charter for Stone Creek Park Homeowners Association recorded as Book 10324, Page 358.
* Common Open Space Deed recorded as Instrument No. 20130611-0059043.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1237 Beech Hollow Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th day of August, 2025.

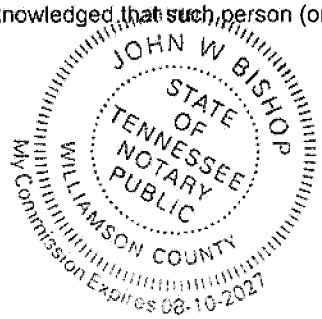
Bruce Burlason

Alexandra Burlason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2025, before me personally appeared Bruce Burlason, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2025.



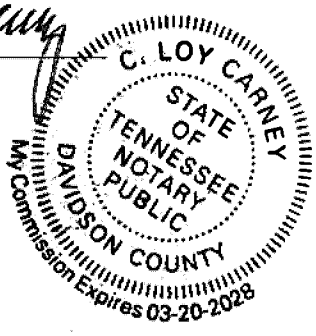
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2025, before me personally appeared Alexandra Burlason, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 8/22/25 & 8/25/25.

Affiant Signature – Joshua A. Terry

8/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/26/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27