Karen Johnson Davidson County
Batch# 1319029 DEEDWARR
09/05/2025 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250905-0071170

WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00.

Affiant

Subscribed and sworn to me on 08/28/25.

NOTARY PUBLIC

My Commission Expires: 03/04/27

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Williams Cassandra Wit 604 Davidson Rd Nashville, TN 37205	**James Williams** **Cassandra Wit** **2907 Compton Road** **Nashville, TN 37215**	115 07 0 030.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen D. Burke, an unmarried man, and Karen Dean Roach, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Cassandra Ann Wit (a/k/a Cassandra Wit) and James Terence Williams (a/k/a James Williams), a married couple, hereinafter called **"GRANTEES,"** their successors 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. 43 on the PLAN OF BROOK MEADE SECTION I of record in Plat Book 2133, page 77, Register's Office for said County to which plan reference is hereby made for a more complete description together with and subject to.
>
> Being the same property conveyed to Stephen D. Burke and Karen Dean Roach, husband and wife, by Warranty Deed from Tanya C. Radic and Zeljko Radic, wife and husband, of record in Instrument No. 20170804-0080066, in the Register's Office of Davidson County, Tennessee, dated August 3, 2017, and recorded on August 4, 2017.
>
> This is improved property known as 604 Davidson Rd, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

KC

Witness our hands on 08/ 26 /25.

Stephen D. Burke

Karen Dean Roach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/ 22 /25, before me personally appeared Stephen D. Burke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 08/ 22 /25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/ 26 /25, before me personally appeared Karen Dean Roach, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/ 26 /25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 28, 2025.

Affiant Signature

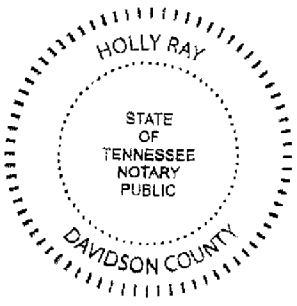
September 3, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of September, 2025.



Notary's Signature

My Commission Expires: 03/09/27