Karen Johnson Davidson County
Batch# 1325867 DEEDWARR
09/23/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250923-0075956

WARRANTY DEED

Freeman-P25-0193

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Frances Freeman and Jesse Freeman, Jr.	New Owners	6-163
3404 Greer Road		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Burdette and Larissa Burdette, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Frances Freeman and Jesse Freeman, Jr., wife and husband**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at an iron pin (new), in the easterly margin of Greer Road, said iron pin being located from a concrete monument (old), in the easterly margin of Greer Road, the northwest corner of a tract of land which belongs to Geary J. Greer, having a deed reference in Book 11547, Page 564, RODCT, N 11°04'52" E, 10.04 feet thence, N 04°40'41" E, 180.06 feet, to the point of beginning, the southwest corner of this tract, and continuing with the easterly margin of Greer Road as follows: N 04°40'41" E, 196.18 feet to an iron pin (new), thence with a curve to the right, having a radius of 257.59 feet, an arc distance of 15.02 feet, and a chord bearing of N 06°20'56" E, 15.02 feet to an iron pin (new), in the easterly margin of Greer Road; thence with a new line, as follows: S 82°18'57" E, 262.07 feet to an iron pin (new), thence, N 21°43'37" E, 646.21 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Robert E. Brunson, having a deed reference in Book 5294, Page 160, RODCT; thence, S 66°00'54" E, 303.73 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Robert E. Brunson; thence with a new line, as follows: S 34°33'42" W, 799.10 feet to an iron pin (new); thence N 89°01'15" W 340.82 feet, to the point of beginning, containing 5.01 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 13, 2004.

Included in this conveyance is a USED, 2005, MANUFACTURED HOME, Model # SE014, Serial/VIN # DSEAL16953A, DSEAL16953B, and DSEAL16953C, which is affixed and made part of the real property.

Being the same property conveyed to Robert Burdette and Larissa Burdette, husband and wife, by Quitclaim Deed from Robert Burdette and Larissa Burdette, husband and wife for the purpose of also conveying a USED, 2005, MANUFACTURED HOME, Model # SE014, Serial/VIN # DSEAL16953A, DSEAL16953B, and DSEAL16953C of record in Inst # 202508250067695, recorded on 08/25/2025, in the Register's Office for Davidson County, Tennessee.

Affidavit of Affixation of record in 202508250067696, recorded on 08/25/2025, in the Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Robert Wallace Burdette and Larissa Linnea Burdette, husband and wife, tenancy by the entirety by Quitclaim deed from Robert Wallace Burdette, married of record in Instrument No. 20240806-0059760, recorded on 08-06-2024, in the Register's Office for Davidson County, Tennessee.

Previously conveyed to Robert Wallace Burdette by Executor's Deed of record in Instrument No. 20240531-0040381, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **3404 Greer Road, Goodlettsville, TN 37072**

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, the GRANTORS, 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 that 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/our hand(s) this 19 day of Sept, 2025

Robert Burdette

Larissa Burdette

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Burdette and Larissa Burdette, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 19th day of Sept, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

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 9119125.

Affiant Signature – Joshua A. Terry

9122125

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9122125.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29