WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326355 DEEDWARR
09/24/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250924-0076301

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1331

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Austin Thomas and Madison Thomas	Old National Bank	172-12-0B-258.00-CO
(NAME)	(NAME)	
3417 Cobble St.	One Main St.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Evansville IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty Thousand And No/100 Dollars ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KARLA BURNHAM, A WIDOW,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN THOMAS AND MADISON THOMAS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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 520, Bradford Hills, Section Ten, as shown on Plat of record in Plat Book 7900, Page 495, corrected in Book 9219, Page 115, in the Register's Office, Davidson County. Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tim Burnham and Karla Burnham, husband and wife by Warranty Deed from Kenneth W. Cotter and wife Shannon H. Cotter of record in Instrument No. 20190422-0036648 Register's Office for Davidson County, Tennessee, dated April 19, 2019 and recorded on April 22, 2019.

The said Tim Burnham aka Timothy Horne Burnham having since died on or about October 30, 2024 leaving Karla Burnham tenant by the entirety.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 3417 Cobble St., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of September, 2025.

Karla Burnham
Karla Burnham

STATE OF Maine

COUNTY OF Oxford

On this 17th day of September, 2025, before me personally appeared Karla Burnham, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 05/26/2028 (SEAL)

Alejandro Ruiz

ALEJANDRO RUIZ
Notary Public - Maine
My Commission Expires
May 26, 2028

True Copy Certification

I, Yvette Meldrum, 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 September 17, 2025.

Affiant Signature _____

September 17, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th of September 2025.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: _____

