WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327908 DEEDWARR
09/29/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $5,809.00
20250929-0077398

File No. BC-25-485

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abby Anderson	New Owner	
(NAME)	(NAME)	105-10-0W-001.00-CO
326 Stonecrest Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICHOLE BURNAP, TRUSTEE OF THE NICHOLE BURNAP LIVING TRUST DATED FEBRUARY 25, 2022 AND RICHARD AGEE, TRUSTEE OF THE RICHARD AGEE LIVING TRUST DATED FEBRUARY 25, 2022,** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBY L. ANDERSON**, 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1806 Elliott Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No 20210602-0073991, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nichole Burnap, Trustee of the Nichole Burnap Living Trust Dated February 25, 2022, and Richard Agee, Trustee of the Richard Agee Living Trust Dated February 25, 2022 by Warranty Deed from Intuition Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230213-0010096 Register's Office for Davidson County, Tennessee, dated February 06, 2023 and recorded on February 13, 2023.

This is property more commonly known as 1806 Elliott Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

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 this 26th day of September, 2025.

Richard Agee Living Trust dated February 25, 2022

By: _____
Richard Agee, Trustee

Nichole Burnap Living Trust dated February 25, 2022

By: _____
Nichole Burnap, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2025, before me personally appeared Richard Agee, Trustee of Richard Agee Living Trust and Nichole Burnap, Trustee of Nichole Burnap Living Trust dated February 25, 2022, 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 26th day of September, 2025.

_____
Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Holly A Mason, 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 9/26/25.

Affiant Signature

9/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of September, 2025

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.6.2029