Karen Johnson Davidson County
Batch# 1328576 DEEDWARR
10/01/2025 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20251001-0077982

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64188
Dav. Co. File: Box 8

38858

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristen Bray 508 Hemstead St Nashville, TN 37209	Steadfast Mortgage 408 Highway 76 White House, TN 37188

TAX MAP PARCEL NUMBERS: 091100200100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy C. Burkhalter Revocable Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristen Bray, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit "B" to the declaration of Covenants, Conditions and Restrictions for 510 Hemstead Street of record in Instrument No. 202200317-0029663, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being put of the same property conveyed to Peggy C. Burkhalter Revocable Trust by Warranty Deed from Amanda Dean, Successor Trustee of the 510 Hemstead Street Trust, dated November 26, 2019, and recorded on November 27, 2019 of record in Instrument No. 20191127-0122840, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200317-0029663, said Register's Office, which Plan shows minimum building set back lines from and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200317-0029663, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. All matters shown on Plat Book 1835, page 45, said Register's Office. Charter of the 510 Hemstead Street Homeowner's Association, Inc., of record in Instrument No. 20200325-0032156, said Register's Office.

This is improved property, known as 508 Hemstead Street, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2025.

Peggy C. Burkhalter Revocable Trust
By:

Peggy C. Burkhalter, Trustee

State of Tennessee

County of Davidson

On this 30th day of September, 2025, before me the undersigned authority, personally appeared, **Peggy C. Burkhalter, Trustee of the Peggy C. Burkhalter Revocable Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2025.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

My Commission Expires:

Notary

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/30/25 (date of document).

Affiant Signature

9/30/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

