Karen Johnson Davidson County
Batch# 1333928 DEEDWARR
10/15/2025 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $10,119.50
20251015-0082097

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

File No. DH-25-11079

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barney B. Burks, IV and Bree Leslie Burks	**New Owner**	
(NAME)	(NAME)	
920 Lawrence Avenue		105-13-0-296.01-000, 145-00-0-009.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Troy W. Stackhouse and Lindsey D. Stackhouse, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barney B. Burks, IV, and Bree Leslie Burks, 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 the East 50 feet or the West 100 feet of Lot No. 86, on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Northerly margin of Lawrence Avenue, 50 feet East from the Southwest corner of Lot no. 86; running thence Northerly 166 feet more or less to the Southerly margin of an alley; thence with the margin of said alley, Easterly 50 feet to a point; thence Southerly 167 feet more or less to the North margin of Lawrence Avenue; thence with the margin of the same, Westerly 50 feet to the beginning.

Being the same property conveyed to Troy Stackhouse and wife, Lindsey Stackhouse by Quitclaim Deed from Urban Core Homes II, LLC, a Tennessee limited liability company of record in Instrument No. 20200921-0107482 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on September 21, 2020.

Being the same property conveyed to Troy W. Stackhouse and Lindsey D. Stackhouse, Trustees of the Troy & Kline Stackhouse Trust by Special Warranty deed to Trustee Deed from Troy Sackhouse and wife, Lindsey Stackhouse of record in Instrument No. 20210811-0108069 Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on August 11, 2021.

Being the same property conveyed to Troy W. Stackhouse and wife, Lindsey D. Stackhouse by Trustees Special Warranty Deed from Troy W. Stackhouse and Lindsey D. Stackhouse, Trustees of the Troy & Kline Stackhouse Trust of record in Instrument No. 20230502-0032257 Register's Office for Davidson County, Tennessee, dated May 01, 2023 and recorded on May 02, 2023.

This is property more commonly known as 920 Lawrence Avenue, Nashville, TN 37204.

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 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 this 9th day of October, 2025.

Troy W. Stackhouse

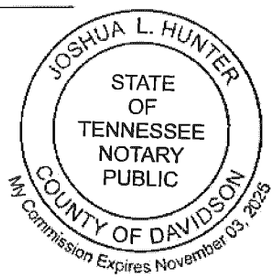
Lindsey D. Stackhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2025, before me personally appeared Troy W. Stackhouse and Lindsey D. Stackhouse, 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 9th day of October, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Andrew Suzore, 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 October 9, 2025.

Date

Affiant Signature

October 15, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027