THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1336062 DEEDWARR
10/20/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20251020-0083441

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael William Jerding and Camryn Rene Jerding 2217A Sadler Avenue Nashville, TN 37210	Michael William Jerding and Camryn Rene Jerding 17130 Cypress Glade Dr. Cypress, TX 77429	119 01 0C 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Burchfield, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michael William Jerding married and Camryn Rene Jerding, unmarried as joint tenants with right of survivorship,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2217 Sadler Avenue, A, Nashville, TN 37210 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in the 1st Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2217 A of the Plan of 2217 Sadler Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2117 Sadler Avenue Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161014-0108811, including without limitation the Bylaws appended thereto, and amended in Instrument No. 20161026-0112956, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of the 2217 Sadler Avenue Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20161014-0108811, said Register's Office, for a more complete identification and description of said unit.
Being the same property conveyed to John Burchfield, a single man, by Quitclaim Deed from Jennifer Burchfield, a single woman, dated September 10, 2024, and recorded September 11, 2024, of record in Instrument No. 20240911-0069936, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Burchfield and Jennifer Burchfield, husband and wife, by Warranty Deed from Lindsey N. Major and Steve Nagel, wife and husband, dated February 7, 2022, and recorded February 17, 2022, of record in Instrument No. 20220217-0018710, in the Register's Office for Davidson County, Tennessee. This conveyance is made pursuant to Final Divorce Decree filed in Circuit Court of Rutherford County Tennessee, Case No. 81813.

This is improved property known as 2217A Sadler Avenue, Nashville, TN 37210.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 17th day of October, 2025.

John Burchfield

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

On this 17th day of October, 2025, before me personally appeared John Burchfield, 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 17th day of October, 2025.

Natalie K Bassham
Notary Signature
My commission expires: 03/11/2029

NATALIE K BASSHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 11, 2029
COUNTY OF HAMILTON

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of October, 2025.

Notary Public

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on October 17, 2025

Affiant
DATE: October 20, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 20th day of October, 2025

Notary Public

My commission expires: 10/22/2025

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025