# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1338797 DEEDWARR
10/27/2025 02:16:42 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20251027-0085332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Shiva Mohan | First Horizon Bank | |
| (NAME) | (NAME) | 117-05-0-156.00 |
| 3503 Hilldale Drive | 165 Madison Ave | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Memphis, TN 38103 | |
| (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, WE, **KAILEY BURDETTE AND RUSSELL BURDETTE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHIVA MOHAN, SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, 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 Lots Nos. 20, 21 and 22 of Block "E" on the Revised Plan of Woodmont Acres of record in Plat Book 843, Page 102, Register's Office for said County. Said Lots Nos. 20, 21 and 22 of Block "E" adjoin and front together 75 feet on the Westerly margin of Hilldale Drive and extend back between parallel lines 155 feet to a dead line.**

**Being the same property conveyed to Kailey Burdette and Russell Burdette, wife and husband, by Warranty Deed from Hilldale LLC, a Tennessee limited liability company, of record in Instrument No. 20231229-0100004 Register's Office for Davidson County, Tennessee, dated December 28, 2023.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved _ / improved x property, known as 3503 Hilldale Drive, Nashville, TN 37215
(House Number) (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.

CH2025-1261

Witness my hand this 23 day of October, 2025

KAILEY BURDETTE

RUSSELL BURDETTE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kailey Burdette and Russell Burdette, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of October, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public