Name and Address of New Owner:
Russell A. Wilkinson and Gina A. Burnett
6637 John Hager Rd
Mt. Juliet, TN 37122

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1339122 DEEDWARR
10/28/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $394.66
20251028-0085813

Map & Parcel(s):
150 05 0 364.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Burnett, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Russell A. Wilkinson and Gina A. Burnett, husband and wife**, hereinafter called the GRANTEE, their heirs, successors 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 Lot 38B, on the Plan of Revised Zone Lot Division Lot Nos 10-16 and 18-43, Edge-O-Lake, Section 21, as of record in Plat Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.
>
> Being the same property conveyed to James R. Burnett and Randolf A. Lake as joint tenants with right of survivorship by Special Warranty Deed from National City Bank of Indiana, dated May 30, 2006 and recorded June 16, 2006 in Instrument No. 20060616-0071843, Register's Office of Davidson County, Tennessee. The said Randolf A. Lake is one and the same as Randolph A. Lake. Correction attempted in Quitclaim Deed dated June 20, 2019 and recorded May 11, 2020 in Instrument No. 20200511-0048646, Register's Office of Davidson County, Tennessee. The said Randolph A. Lake died on December 5, 2023 leaving James R. Burnett as the surviving tenant by the entirety.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 352 Clearwater Drive, Nashville, TN 37217

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 24 day of October, 2025.

James R. Burnett

James R. Burnett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24 day of October, 2025, before me personally appeared James R. Burnett, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 24 day of October, 2025.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $106,666.00.

Affiant Signature

Subscribed and sworn to before me, this the 24 day of October, 2025.

ASHLEY ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5/20/29

Certificate of Authenticity

I, Jameka Braden, 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 **10/24/25**.

Date

Jameka Braden

Affiant Signature

10/28/25

Date

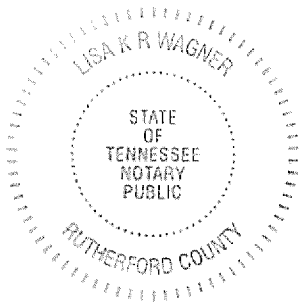
State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **28th** day of **October**, 2025.

Lisa K R Wagner

Notary's Signature



My Commission Expires: Oct. 21, 2028

Date

Notary's Seal (if on paper)