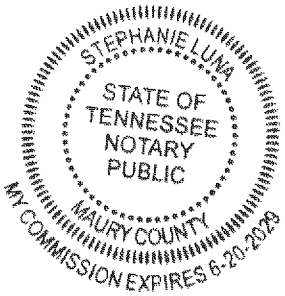
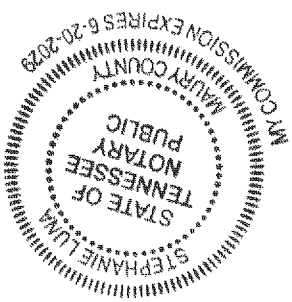
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7365-SL

Karen Johnson Davidson County
Batch# 1340815 DEEDWARR
10/31/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20251031-0086899





STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $369,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2025.

Notary Public
My Commission Expires: 6/20/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Alan Beverly 6305 Henry Ford Drive Nashville, TN 37209	FirstBank 722 Columbia Avenue Franklin, TN 37064	059-15-0A-026-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert P. Talbot, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Christopher Alan Beverly, a single man** (individually and/or collectively, "Grantee"), 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 26 on PHASE I, CHATEAU VALLEY, of record in Plat Book 6900, Page 895, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert P. Talbot, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250425-0032032, in the Register's Office of Davidson County, Tennessee, dated April 23, 2025, and recorded on April 25, 2025. This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Akiela Burns-Swinger, Married and Clarence Ricardo Burns III, Unmarried and Logan Javon Burns, Unmarried and Jalen Eugene Turner, Unmarried, Heirs at Law of Clarence Ricardo Burns, Jr., of record in Instrument No. 20250425-0031853, in the Register's Office of Davidson County, Tennessee, dated April 23, 2025, and recorded on April 25, 2025.

Being the same property conveyed to Clarence A. Burns, by Quitclaim Deed from Arleen Woodard-Burns, of record in Instrument No. 20090820-0078542, in the Register's Office of Davidson County, Tennessee, dated August 14, 2009, and recorded on August 20, 2009. The said Clarence A. Burns having since died on February 20, 2024, leaving Akiela Burns-Swinger, Clarence Riccardo Burns III, Logan Javon Burns, and Jalen Eugene Turner as heirs at law per Affidavit of Heirship filed in Instrument No. 20240522-0038210, said Register's Office.

Being the same property conveyed to Clarence A. Burns, Unmarried, by Warranty Deed from Estate of Richard Hill, Jr., of record in Instrument No. 20000106-0001995, in the Register's Office of Davidson County, Tennessee, dated January 05, 2000, and recorded on January 06, 2000.

This is improved property located at: **3048 Chateau Valley Drive, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2025.

GRANTOR:

Robert P. Talbot

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert P. Talbot, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of October, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-26-26

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10-30-2025 (date of document).

Emma Howard
Affiant Signature

10-30-2025
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL