FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **WILSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/03/2025** Notary Public MY COMMISSION EXPIRES: 01/25/2029 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1346377 DEEDWARR
11/14/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20251114-0090972

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC
ESTABLISHED 2022

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5256

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Burton	**Mortgage Research Center, LLC dba Veterans United Home Loans, ISAOA/ATIMA**	**052-01-0C-014-00**
809 Neelys Chase Drive Madison, TN 37115	**1400 Forum Boulevard, Suite 18 Columbia,MO 65203**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **508 Investors, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Burton, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 14 on the Plan of Neely's Chase of record in Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to 508 Investors, LLC, a Limited Liability Company by Warranty Deed dated July 18, 2025 from Dana Davenport, Administrator of the Estate of Dirk

Jerome Davenport, recorded July 23, 2025, in Instrument Number 20250723-0058330, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **809 Neelys Chase Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **November, 2025**.

508 Investors, LLC

Theodore J. Bertuca

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his oath acknowledged himself to be the President and Member of 508 Investors, LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investors, LLC

Witness my hand and official seal on this the **3rd** day of **November, 2025**.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: 07/25/2029

Tennessee Certification of Electronic Document

I, Tonya Thomas, 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 11-3-25 (date of document).

Tonya Thomas
Affiant Signature

11-14-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 14th day of NOV, 2025.

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/28/26