Karen Johnson Davidson County
Batch# 1348001 DEEDWARR
11/19/2025 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20251119-0092296

WARRANTY DEED

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Faith & Flips PLLC	New Owner	095 03 0 035.00
(NAME) **129 Green St**	(NAME) **129 Green St**	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Nashville, TN 37210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I, **Michael Ryan Burns, a married man*** , hereinafter called the Grantor, hve bargained and sold, and by these presents do transfer and convey unto **Faith & Flips PLLC, a TN Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 104 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, Page 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed legal description of said lot.

Being the same property conveyed to T. Michael King and wife, Debra A. King from William B. Lamb and wife, Patsy Lamb by Warranty Deed dated March 28, 1991 and recorded on April 2, 1991 in Book 8321, Page 587, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Debra A. King, an unmarried woman from T. Michael King and Debra A. King by Quitclaim Deed dated May 22, 2018 and recorded on May 29, 2018 in Instrument No. 20180529-0051023, Register's Office of Davidson County, Tennessee.

* The above described property is not and has never been the principal residence of the Grantor's spouse.

Further being the same property conveyed to Michael Ryan Burns from Michael Ryan Burns, Executor of the Estate of Debra A. King, deceased by Quitclaim Deed dated April 17, 2024 and recorded on May 2, 2024 in Instrument No. 20240502-0032414, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 216 Blue Hills Dr., Nashville, TN 37214

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, its 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 10th day of November, 2025.

Michael Ryan Burns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

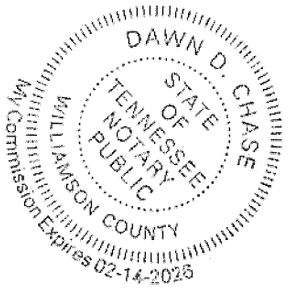
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael Ryan Burns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2025.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Pam Autry, 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 **November 10, 2025**.

Date

Affiant Signature

November 10, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **November**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)