Karen Johnson Davidson County
Batch# 1351558 DEEDWARR
11/26/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.13
20251126-0094605

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7064-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $454,900.00.

Abigail L. Harvey
Affiant

Subscribed and sworn to before me, this the 25th day of November, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abigail L. Harvey 3609 Crossbrooke Drive Nashville, TN 37221	NEW OWNER	141 06 0C 038.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Pamela Anne Burr f/k/a Pamela Williamson, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Abigail L. Harvey, an unmarried woman** (individually and 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 No. 32 on the plan of RIVERBRIDGE COMMUNITY, PHASE 1A of record in Instrument No: 20030213-0019997, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela Williamson, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20031014-0152498, in the Register's Office for Davidson County, Tennessee, dated September 24, 2003 and recorded on October 14, 2003.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **3609 Crossbrooke Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 25th day of November, 2025.

GRANTOR:

Pamela Anne Burr

Pamela Anne Burr

Scott Burr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 25th day of November, 2025.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202511260094605

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/25/2025.

Date

Affiant Signature

11/25/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of November, 2025.

Notary's Signature

My Commission Expires: January 31st/ 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON