| THIS INSTRUMENT WAS PREPARED BY | |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue, Ste 540<br>Nashville, TN 37203<br>P25-9123-WE | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 429,900.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November, 2025.<br>Notary Public<br>MY COMMISSION EXPIRES: 3-20-28<br>(AFFIX SEAL) |

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1351701 DEEDWARR
12/01/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20251201-0094790

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Albert T Diacetis Jr and Michelle A Diacetis | Mortgage Research Center LLC dba Veterans United Home Loans | |
| 4347 Baton Rouge Drive | 1400 Forum Blvd. Ste. 18, | 075-11-0-001.00 |
| Hermitage, TN 37076 | Columbia, MO 65203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Kimberly Ellen Cunliffe, Trustee of The Estate of Barry Burgess Irrevocable Trust dated June 5, 2023,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Albert T Diacetis Jr and Michelle A Diacetis, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, 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. 420 on the Plan of Highlands of Tulip Grove, Section II, of record in Plat Book 4675, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Kimberly Ellen Cunliffe, Trustee of the Estate of Barry Burgess, Irrevocable Trust dated June 5, 2023 by Warranty Deed from Amy James, Personal Representative of The Estate of Juanita M. Davis of record in Instrument No. 20250721-0057155 Register's Office for Davidson County, Tennessee, dated July 17, 2025 and recorded on July 21, 2025.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property known as **4347 Baton Rouge Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this the 24 day of November, 2025.

The Estate of Barry Burgess Irrevocable Trust dated June 5, 2023

BY: Kimberly Ellen Cunliffe, Trustee
Kimberly Ellen Cunliffe, Trustee

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Kimberly Ellen Cunliffe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of tThe Estate of Barry Burgess Irrevocable Trust dated June 5, 2023, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand this 24 day of November, 2025.

My commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

NOTARY PUBLIC

**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 11/24/25. (date of document).

Affiant Signature

11/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of Nov., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

