This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24873-DJ

Karen Johnson Davidson County
Batch# 1351895 DEEDWARR
12/01/2025 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,041.92
20251201-0095091

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $281,600.00.

Affiant

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

Notary Public
My Commission Expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert McEwen III 5028 Napoli Dr. Mt. Juliet, Tennessee 37122	New Owner	75-11-257.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert Bury and Rebecca Bury, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Byron Mcewen III, A Married Man, As Sole Owner** , hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 83-B, Zone Lot Division - Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, & 107, Rachel's Square, Section Two, of record in Plat Book 6250, Page 542 and amending Plat Book 5200, Page 623, 624, & 625, Register's Office for Davidson County, Tennessee.

Together with Joint Driveway Agreement of record in Instrument No. 20211110-0150247; and in Instrument No. 20211110-0150248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Bury and Rebecca Bury, husband and wife by Warranty Deed from Daniel Morgan, a single man, dated November 14, 2014, recorded November 18, 2014, of record in Instrument No. 20141118-0106154, Register's Office for Davidson County, Tennessee

This is improved property located at: **4302B Baton Rouge Drive, Hermitage, TN 37076.**

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 his/her/their 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 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. 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:

Robert Bury

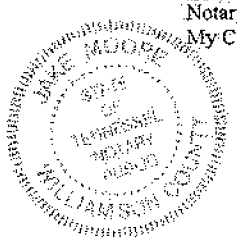
Rebecca Bury

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Bury and Rebecca Bury, 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 25th day of November, 2025.

Notary Public
My Commission expires: 9-21-26



202512010095091

Certificate of Authenticity

I, Tiffany Pollard, 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 25, 2025

Affiant Signature

November 25, 2025

Date

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

