Return to
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17856

Karen Johnson
Batch # 1352090
12/02/2025 09 39 47 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20251202-0095348



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000 00

Welat Burham
Affiant

Subscribed and sworn to before me, this 19th day of December, 2025.

Notary Public

My commission expires _____

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Welat Burham	**New Owner**	**132-16-0-048.00**
5527 Wakefield Dr.	**5527 Wakefield Dr**	
Brentwood TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION of the sum of Ten 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,

Paul Jefferson Spicer, Jr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Welat Burham, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 825 on the Plan of Caldwell Hall, Section XIII of record in Book 3300, page 66, Register's Office for said County

Said Lot No 825 fronts 84.8 feet on the Southerly side of Lynn Drive and extends back 178 8 feet on the Westerly line and 167 22 feet on the Easterly line, to a dead line in the rear, which is a broken line on which it measures 85 32 feet

Being the same property conveyed to Paul Jefferson Spicer Jr by Warranty Deed from Ronald K. Nevin, Conservator for O V Myers, and wife, Vera Hayes Myers of record in Book 6768, Page 130, Register's Office for Davidson County, Tennessee, dated January 22, 1986 and recorded on January 23, 1986

This is improved property known as **407 Lynn Dr., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 25 day of November, 2025

Paul Jefferson Spicer, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul Jefferson Spicer, Jr , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 25 day of November, 2025

Notary Public
My Commission Expires 5.23.27

Lenders Title Company File No 25-001275-626

Gregory D Vadner
State of Tennessee Notary Public
Sumner County