Karen Johnson Davidson County
Batch# 1352959 DEEDWARR
12/02/2025 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20251202-0095619

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-25-5362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 38947

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of December, 2025

Notary Public

Commission Expires:

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES JULY 2, 2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rachel Brittain Burrus and Christopher Michael Burrus 526 Inwood Drive Nashville, TN 37211	Rachel Brittain Burrus Christopher Michael Burrus 526 Inwood Drive Nashville TN 37211	133-13-0-102.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jack Terry, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Brittain Burrus and Christopher Michael Burrus, wife and husband,

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. 31 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack Terry, unmarried man by Warranty Deed from Daniel L. Topping and Emily C. Topping F/K/A Emily C. Raiford, husband and wife of record in Instrument No. 20230816-0063906 Register's Office for Davidson County, Tennessee, dated August 14, 2023 and recorded on August 16, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 526 Inwood Drive, Nashville, TN 37211

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 so 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.

Dated this the 1 day of December, 2025.

Jack Terry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of December, 2025, before me personally appeared Jack Terry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of December, 2025.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/1/25 (date of document).

Affiant Signature

12/1/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

