Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-6015

Karen Johnson Davidson County
Batch # 1359910 DEEDWARR
12/18/2025 03:28:24 PM 3 pgs
Fees: $18.00 Taxes: $481.00

20251218-0100788

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2025

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Williams 104 Elmsford Court Brentwood, TN 37027	Same as New Owner	043-11-0-085.00 & 043-11-0-084.00

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,

Margaret G. Burke and/or William M. Burke, Trustees of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003, as amended and restated on April 24, 2019

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

John Williams, a married man

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 the Davidson County, Tennessee, being part of Lot No. 10 on the Plan of the Anderson Estates, as of record in book 1130, page 37, Register's Office for said County, being Lots Nos. 27 and 28 of Block "A" on the plan of Eller and Vandiver's Subdivision of the easterly part of said Lot No. 10, not of record, described according to a survey made by Ewell Anderson, Surveyor, April 1945, as follows:

Beginning on the easterly margin of Rio Vista Drive at a point 1253 feet north of the northerly margin of Dupont Avenue, being the northwest corner of the property conveyed to James C. Eller by deed from Rudolph M. Eller et al, of record in Book 1684, page 99, said Register's Office; thence with said Eller's northerly line, eastwardly 263.4 feet to low water mark of Cumberland River; thence with said River northwardly 100.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, westwardly 259 feet to the easterly margin of Rio Vista Drive, thence with said Drive, southwardly 100 feet to the beginning.

Being a portion of the same property conveyed to Margaret G. Burke, Trustee of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003 by Warranty Deed from Margaret G. Burke of record in Instrument No. 20040115-0006509 Register's Office for Davidson County, Tennessee, dated January 12, 2004 and recorded on January 15, 2004.

Being the same property conveyed to Margaret G. Burke and/or William M. Burke, Trustees of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003, as amended and restated on April 24, 2019 by Quitclaim Deed from Margaret G. Burke, Trustee of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke, dated June 18, 2003 of record in Instrument No. 20190604-0053316 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on June 04, 2019.

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: 302 & 306 Rio Vista Dr, Madison, TN 37115

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 18th day of December, 2025.

The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke dated June 18, 2003

By: William M. Burke
William M. Burke, Trustee

STATE OF Virginia
COUNTY OF Richmond

On this 18th day of December, 2025, before me virtually appeared William M. Burke, Trustee of The Margaret G. Burke Living Trust, established by the Revocable Trust Agreement of Margaret G. Burke dated June 18, 2003, 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 18th day of December, 2025.

Doris B. Owens
Notary Signature
My commission expires: 08/31/2028

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

DORIS B OWENS

REGISTRATION NUMBER
7860944
COMMISSION EXPIRES
August 31, 2028

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Jeffrey M. Grissom, 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 December 18, 2025.

Date

Affiant Signature

12-18-25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of December, 2025.

Notary's Signature

KELLEY LYN DAVISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 3 2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)