WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

G-BR-25-1310

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Jason Burger and Daniel Seth Burger	NFM Lending LLC	
(NAME)	(NAME)	**083-13-0-116.00**
1310 Fatherland Street	1190 Winterson Rd Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Linthicum, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELISSA LYNN MCKITTRICK ZAPF, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT JASON BURGER, A SINGLE MAN, AND DANIEL SETH BURGER, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Final Plat of Re-subdivision part of Lot 109 and 110, East Edgefield of record in Plat at Instrument No. 20141007-0092696, 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 Matthew Zapf, Jr. and Melissa Mckittrick, husband and wife by Warranty Deed from Glenn Fugett and Robin Fugett, tenancy by entirety of record in Instrument No. 20220426-0047759 Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 26, 2022. Matthew Zapf, Jr. died on August 31, 2024 leaving Melissa Lynn Mckittrick Zapf, aka Melissa Mckittrick, as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20141007-0092696, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1310 Fatherland Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1362129 DEEDWARR
12/29/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20251229-0102994

Witness my/our hand(s) this the 22rd DAY OF DECEMBER, 2025

Melissa McKittrick Zapf
Melissa Lynn McKittrick Zapf

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA LYNN MCKITTRICK ZAPF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22rd of December, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

True Copy Certification

I, **Tammy Carney,** 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 this the 22 day of December, 2025.

Affiant Signature

Date 12.23.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

