(1)

Karen Johnson Davidson County
Batch# 1363106 DEEDWARR
12/30/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251230-0103844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2025

Notary Public

My Commission Expires: 11/17/2029

(AFFIX SEAL)

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

Return TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Tonya Harvey and Angel Thomas	NEW OWNER	150-04-0-020
3209 Brookmont Circle		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Patricia Burfield

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tonya Harvey, and Angel Thomas, as joint tenants

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. 561 on the Plan of Section One-A Kensington of Priest Lake of record in Plat Book 5200, Page 707, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles Burfield and wife, Patricia Burfield by Warranty Deed from James Buford Tune and wife, Judy E. Tune, dated 10/27/2006 and recorded 11/6/2006 in Instrument No. 20061106-0138142, Register's Office for Davidson County, Tennessee.

According to copy of Death Certificate recorded 11/4/2024 in Instrument No. 20241104-0085682, the said Charles Burfield died on December 3, 2023, leaving Patricia Burfield as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Restrictive Covenants of record in Book 6225, Page 369; and all existing easements and all other matters shown on plat of record in Plat Book 5200, Page 707, Register's Office for Davidson County, Tennessee.

This is improved property known as 3209 Brookmont Circle, Nashville, TN 37013

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 Grantor does covenant with said Grantees that

Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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.

Witness my/our hand(s) this 22nd day of December, 2025.

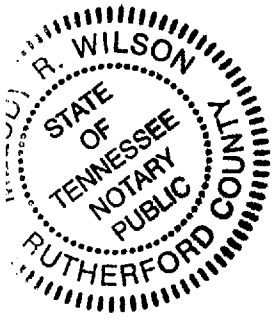
Patricia Burfield

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22nd day of December, 2025, before me personally appeared Patricia Burfield, 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 22nd day of December, 2025.

Notary Signature
My commission expires: 10/21/2028



Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **12/23/2025**.

Name: **Sheri Morgan**
Title: **President**
Date **12/29/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **12/29/2025.**

Notary Public: **Lindsay W. Walker**
My Commission Expires: **01/21/2029**
Commission #: **na**

