Karen Johnson Davidson County
Batch# 1371619 DEEDWARR
01/22/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260122-0005159

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 20th day of January, 2026.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Austin Burton	**CrossCountry Mortgage, LLC**	**03000009600**
5115 Whites Creek Pike	2120 Superior Ave.	
Whites Creek, TN 37189	Cleveland, OH 44114	

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 ACKNOWLEDGE, WE,

Gary Pace, an unmarried man

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

Austin Burton and Anna Burton, husband and wife and 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. 2, Plan of JW Hobbs Subdivision, of record in Book 3842, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to Gary Pace, an unmarried man, by Quitclaim Deed from Gary Pace, an unmarried man, dated September 6, 2024, of record in Instrument No. 20140911-0083413, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Gary Pace, by Warranty Deed from David L Montgomery and Patsy R Tomlin, as tenants in common, dated November 26, 2013, of record in Instrument No. 20131127-0121823, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5108 Whites Creek Pike, Whites Creek, TN 37189.

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 do 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 in 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.

Gary Pace Date: 1/16/26

Gary Pace

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gary Pace, the within named Grantor(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.

Witness my hand, at office, this 14th day of January 2026.

MARK B LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

Certificate of Authenticity

I, Mark Hedgsm, 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

1/16/26
Date

Affiant Signature

1/14/26
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 16th day of January, 2026

Jennifer Russell
Notary's Signature
My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY