Karen Johnson Davidson County
Batch# 1377367 DEEDWARR
02/09/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260209-0009293

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-6081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Tabatha J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of January, 2026

Notary Public

Commission Expires: 01/31/2029

Notary Public, Commonwealth of Virginia
Leonard Steven Deane
Registration # 00380618
My Commission Expires 01/31/2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ricky Burcham and Pamela Burcham 2201 Village Park Court Old Hickory, TN 37138	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	044-15-0E-025-00

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,

Tabatha J. Smith, a single woman

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

Ricky Burcham and Pamela Burcham, husband and wife

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:

BEING Lot No. 25, Phase 2, on the Final Plat Village, of record in Instrument No. 20171220-0129585, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Village Green of Old Hickory LLC, a Tennessee Limited Liability Company to Tabatha J. Smith, a single woman, recorded December 17, 2018, as Instrument No. 20181217-0122258 in Davidson County, Tennessee Register of Deeds.

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: 2201 Village Park Court, Old Hickory, TN 37138

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 30th day of January, 2026.

Tabatha J. Smith
Tabatha J. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2026, before me personally appeared Tabatha J. Smith, 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 30th day of January, 2026.

Notary Signature
My commission expires: 01/31/2029

Notary Public, Commonwealth of Virginia
Leonard Steven Deane
Registration # 00380618
My Commission Expires 01/31/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 1/30/26.

Affiant Signature – Joshua A. Terry

2/4/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/4/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27