Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Name and Address of New Owner:
Michael McCray
496 Hickory Glade Drive
Nashville, Tennessee 37013

Send Tax Bills To:

New Owner

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch # 1390347 DEEDWARR
03/09/2026 10:20:17 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20260309-0018499

Map & Parcel No: 162 01 0C 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shannon Burns, unmarried,**"the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael McCray, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, and being all of Unit No. 75, PHASE 2, HICKORY GLADE, according to survey and plat of same appearing of record in Plat Book 6900, Page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Shannon Burns, by Quitclaim Deed from Robert Burns and Shannon Burns, of record in Instrument No. 20251014-0081733, in the Register's Office of Davidson County, Tennessee, dated October 03, 2025 and recorded on October 14, 2025.

Being the same property conveyed to Robert Burns and Shannon Burns, tenants in common with rights of survivorship, by Warranty Deed from Jewel S. Davis, a single man, of record in Instrument No. 20210106-0002307, in the Register's Office of Davidson County, Tennessee, dated December 23, 2020 and recorded on January 06, 2021.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of March, 2026.

Shannon Burns (SEAL)
Shannon Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2026, before me personally appeared Shannon Burns, 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 4th day of March, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $227,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2026.

Notary Signature
My commission expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029