Karen Johnson
Batch # 1392401
03/12/2026 03:04:01 PM
Fees: $13.00 Taxes: $1,387.50
Davidson County
DEEDWARR
2 pgs
20260312-0019854

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253378** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: B-ELAM-26-1120	STATE OF TENNESS COUNTY OF DAVID The actual consideration [illegible] for this transfer is: $375,000.00 Affiant Subscribed and sworn to before me, this 10th day of March, 2026. Notary Public My Commission Expires: 02-05-30

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jacob Scott Godek and Emma Kate Godek 1120 Palmer Avenue Madison TN 37115	Send Tax Bills To: ~~New Owner~~ ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	Tax Information: Tax Parcel ID No. 043-01-0-315.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Garrison Burgess and Rachel Burgess, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jacob Scott Godek and Emma Kate Godek, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Preliminary and Final Plat for Stinson Estates, of record in Instrument No. 20020501-0053635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GARRISON BURGESS AND RACHEL BURGESS, A MARRIED COUPLE, by deed from ANG HOMES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20230223-0012753, dated February 17, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 043-01-0-315.00.

Matters shown on the Plan of record in Instrument No. 20020501-0053635, said Register's Office.

This is improved property located at 1120 Palmer Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2026.

Garrison Burgess

Rachel Burgess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garrison Burgess and Rachel Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026