THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353556

Karen Johnson Davidson County
Batch # 1396144 DEEDWARR
03/23/2026 09:52:05 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00
20260323-0022740

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00.

Affiant

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

Notary Public
My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Oren Burks and Jocelyn Burks 834 Bresslyn Road Nashville TN 37205	New Owner	Tax Parcel ID No. 115 03 0 012.00

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, **Monterra Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oren Burks and Jocelyn Burks, husband and wife**, ("Grantees"), their 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 No. 234 on the Plan of BROOK MEADE, SECTION VI, as of record in Plat Book 2331, Pages 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 234 fronts 130 feet on the Northeasterly side of Bresslyn Road and extends back 316.7 feet on the Northwesterly line and 323.4 feet on the Southeasterly line to a dead line, measuring 130.2 feet thereon.

Being the same property conveyed to Monterra Development, LLC, A Tennessee limited liability company, by Warranty Deed from William Green, A Widower, Larry Green, A Married Man and Tyler Green, An Unmarried Man, of record in Instrument No 20260115-0003754, in the Register's Office of Davidson County, Tennessee, dated January 14, 2026 and recorded on January 15, 2026.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE SECTION VI, as recorded in Plat Book 2331, Page(s) 3 and 4.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2333, Page 629.

This is improved property located at 834 Bresslyn Road Nashville TN 37205

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 20th day of March, 2026.

Monterra Development, LLC

BY: Koby DuMont, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Koby DuMont, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Monterra Development, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 20th day of March, 2026.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027