This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25448-DJ

Karen Johnson Davidson County
Batch# 1408837 DEEDWARR
04/20/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260420-0032449

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Kirsten Vrider
Affiant

Subscribed and sworn to before me, this the 17th day of April, 2026.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Milestone Homes, LLC P.O. Box 23772 Nashville, TN 37202	New Owner	161-06-0A-197-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Georgana B. Burns and Martin R. Burns, Conservators of the Conservatorship of Ashley Nicole Burns,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Milestone Homes, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element townhome unit situated in Davidson County, Tennessee, and being further known as Unit 197, together with the appurtenant common elements of Oakhill Townhomes, Phase 3, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614-0071397; as amended and supplemented in Instrument No. 20080325-0030014; and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee; to which reference is hereby made, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended and supplemented, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended and supplemented. Reference is hereby made to the site-plan of Oakhill Townhomes, Phase 3, attached as exhibit to said Declaration, as amended and supplemented. See also plan of record in Book 4460, pages 76 & 77; and in Instrument No. 20080605-0058042, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Ashley Nicole Burns, single by Warranty Deed from Paul D. Stevens, dated July 13, 2020, recorded July 16, 2020, of record in Instrument No. 20200716-0078033, Register's Office for Davidson County, Tennessee.

Letters of Conservatorship and Court Order approving Sale filed in the Circuit Court of Davidson County, Tennessee in Docket No. 22P1588.

This is improved property located at: **1360 Crown Point Place, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number 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 17th day of April, 2026.

GRANTOR:

Conservatorship for Ashley Nicole Burns

By: Georgana B. Burns
Georgana B. Burns, Co-Conservator

By: M R B
Martin R. Burns, Co-Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Georgana B. Burns, Co-Conservator and Martin R. Burns, Co-Conservator the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they is the Co-Conservator of Conservatorship for Ashley Nicole Burns, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

202604200032449

I, Kirsten Virden, 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 04/17/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/17/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

