Karen Johnson Davidson County
Batch# 1409601 DEEDWARR
04/22/2026 08:48:30 AM 11 pgs
Fees: $58.00 Taxes: $1,261.70
20260422-0033041

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611200

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$341,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of April, 2026, among:

MARK BARR, AS TRUSTEE OF THE GLENN BURKS TESTAMENTARY TRUST F/B/O RENEE BURKS PINKERTON AND HEIRS AT LAW BEING REAGAN INGRAM AND RENEE BURKS PINKERTON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Sunset View Subdivision, Section III, as of record in Book 2663, page 44, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Being the same property conveyed to Glenn H. Burks and wife, Shirley J. Burks, as tenants by the entirety by deed from James Flores, Zane Blackburn, William Gray, Pete Potier, Gary Follis, James Payne and Gary McMichael, Trustees of Calvary Assembly, dated November 7, 1982, of record in Book 5970, page 532, Register's Office for Davidson County, Tennessee. The said Shirley J. Burks having since died on December 2, 2020, leaving Glenn H. Burks as surviving tenant by the entirety. The said Glenn H. Burks having since died testate on January 22, 2026, and pursuant to the Last Will and Testament of Glenn Howard Burks of record in Case No. 26P422, Davidson County, Tennessee Probate Court Clerks Office and Order Granting Probate of Will as Muniment of Title Only(Exhibit A), the subject property was devised to Renee Burks Pinkerton and Reagan Ingram.

Mark Barr, as Trustee of the Glenn Burks Testamentary Trust f/b/o Renee Burks Pinkerton joins in this conveyance for the limited purpose that he may have in said land.

Being also known as 2469 Cabin Hill Road, Nashville, TN 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Reagan Ingram

State of South Carolina
County of York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Reagan Ingram, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2026.

Notary Public
My Commission Expires: 11-19-2031

JENNIFER GAIL WADE
NOTARY PUBLIC
MY COMMISSION EXPIRES
11/19/2031
STATE OF SOUTH CAROLINA

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Renee Burks Pinkerton

Renee Burks Pinkerton

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Renee Burks Pinkerton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of April, 2026.

Heather M. Miqui

Notary Public
My Commission Expires: August 22, 2028

HEATHER M. MIQUI
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-22-2028

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Glenn Burks Testamentary Trust
f/b/o Renee Burks Pinkerton

BY: _____
Mark Barr, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mark Barr, as Trustee of the Glenn Burks Testamentary Trust f/b/o Renee Burks Pinkerton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 2469 Cabin Hill Road
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 2469 Cabin Hill Road
City, State, Zip: Nashville, TN 37214

Tax ID: 073-16-0-057.00

COPY

EXHIBIT "A"

EFILED 04/02/26 09:09 AM CASE NO. 26P422 Joseph P. Day, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION)

IN RE: ESTATE OF GLENN HOWARD BURKS, Decedent.	)))	**No.** _____

ORDER GRANTING PROBATE OF WILL AS MUNIMENT OF TITLE ONLY

This matter came before the Seventh Circuit Court for Davidson County, Tennessee upon Mark Barr's ("Petitioner") Petition to Admit Will for the Sole Purpose of Establishing Muniment of Title to Real Property (the "Petition"). The Court has reviewed Petitioner's Petition to probate the last will and testament of Glenn Howard Burks as a muniment of title only. The Court has conducted a hearing, if necessary.

The Court finds that all information required by local rule and statute including Tennessee Code Annotated, section 32-2-111 is in the record. From a review of the Petition, the Court finds that Glenn Howard Burks ("Decedent") died on January 22, 2026 as a resident of Davidson County, Tennessee. Decedent left a holographic document purporting to be his Last Will and Testament (the "Will"), executed by him on February 18, 2022. The Will is in Decedent's handwriting and the same has been proved by two witnesses pursuant to Tennessee Code Annotated, section 32-1-105. The original Will has been submitted to this Court.

Petitioner alleged that Decedent died having an ownership interest in one parcel of real property situated in Davidson County, Tennessee. The real property is commonly known as:

COPY

EFILED 04/02/26 09:09 AM CASE NO. 26P422 Joseph P. Day, Clerk

a. **2469 CABIN HILL ROAD, NASHVILLE, TN 37214.**

BEING Lot No. 3 on the Map of Sunset View Subdivision, Section III, as of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ralph Collier, William Burnett, Kenneth Farrell, and J.B. Smithson, Trustees of Calvary Assembly, their successors and assigns, from C.E. Garner and wife, Lillian C. Garner, of record in Book 3178, Page 303, Register's Office, Davidson County, Tennessee.

Further being the same property conveyed to Glenn H. Burks and wife, Shirley J. Burks as tenants by the entirety by Warranty Deed from James Flores, Zane Blackburn, William Gray, Pete Potier, Gary Follis, James Payne, and Gary McMichael, Trustees of Calvary Assembly dated November 7, 1982 and record on November 30, 1982 in Book 5970, Page 533, Register's Office for Davidson County, Tennessee.

The Court concludes upon consideration of the Petition, witness testimony, arguments of counsel (if applicable), and the entire record as a whole, that the Petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. The Last Will and Testament of Glenn Howard Burks dated February 18, 2022 is admitted to probate in common form as a muniment of title to the above-described real property only.
2. This Order and a copy of Decedent's Will may be recorded with the Davidson County Register of Deeds, County Clerk's Office, and/or any other governmental agency to establish muniment of title to Decedent's real property, pursuant to Tenn. Code Ann. § 32-2-111, and that such documents shall be accepted as proof that title to the Property vested as in accordance with his Will.

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3. That an executor shall not be appointed at this time, and as such, no Letters Testamentary shall be issued.
4. Furthermore, as a formal administration is not being sought, a Notice to Creditors shall not be published.
5. This is a final order of the court, and the matter shall be closed upon entry of the same. Any remaining costs shall be taxed to the Petitioner.

It is so **ORDERED**.

[E-SIGNATURE PAGE OF JUDGE ATTACHED]

APPROVED FOR ENTRY:
Submitted electronically and subject to Court revisions

/s/ Aaron Winters
Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
Aaron Winters (038855)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, TN 37212
(615) 800-7096 Office
awinters@mhpslaw.com

Attorneys for Co-Petitioners

COPY

EFILED 04/02/26 09:09 AM CASE NO. 26P422 Joseph P. Day, Clerk

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated below:

Mark Barr
162 West Road
Wartrace, TN 37183
barrsinc@bellsouth.net

Renee Burks Pinkerton
2469 Cabin Hill Road
Nashville, TN 37214

Reagan Ingram
5038 Country Oaks Drive
Rock Hill, SC 29732
steveningram_web@att.net

Trust f/b/o Renee Burks Pinkerton
c/o Hazel Barr and Mark Barr, Co-Trustees
162 West Road
Wartrace, TN 37183

Hazel Barr
115 E. Laurel Avenue
McMinnville, TN 37110

Ronnie Talbert
ronnietalbert13@gmail.com

This 5th day of March, 2026.

/s/ Aaron Winters
Aaron Winters

COPY

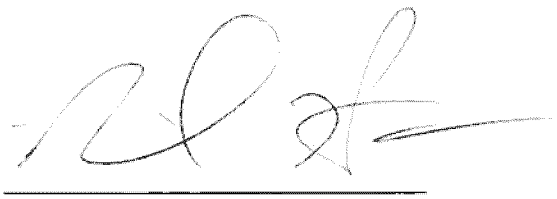
Case Title: BARR V BURKS
Case Number: 26P422
Type: FINAL ORDER

So Ordered

Judith Lojek, Probate Special Master

Certificate of Authenticity

I, Nick Harris, 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 4/17/26.



Affiant Signature

4/17/26

Date

State of Tennessee

County of Williamson

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



Notary's Signature

My Commission Expires: 3/9/27

Date

