WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413800 DEEDWARR
04/30/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260430-0038464

Y-HF-26-1025

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Jesse Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/7/27
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S):
Jesse Burns	~~NEW OWNER~~ NewRez LLC	
(NAME)	(NAME)	**083-05-0-058.00**
1025 Chicamauga Ave.	1100 Virginia Dr. Ste 125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Fort Washington, PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP A. WALLACE, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE BURNS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land In Davidson County, Tennessee, Being Lot No. 14 on Block "B" On The Plan Of East Wood Addition Dr. E.T. Brown Resubdivision of the stratton and seymour and L.T. Baxter Lands of Record In Plat Book 332, Page 63, In The Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of The property

Being the same property conveyed to Philip A. Wallace, Jr., unmarried, and Philip A. Wallace, Sr.,Married, as tenants in common with rigths of survivorship by Warranty Deed from Matthew K. Morris, married of record in Instrument No. 20120703-0058384 Register's Office for Davidson County,Tennessee, dated June 29, 2012 and recorded on July 03, 2012.

Being the same property conveyed to Philip A. Wallace Jr., unmarried by Quitclaim Deed from Philip A. Wallace, Sr., Married of record in Instrument No. 20220726-0085308 Register's Office for Davidson County, Tennessee, dated July 26, 2022 and recorded on July 26, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1025 Chicamauga Ave., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29 DAY OF APRIL, 2026.

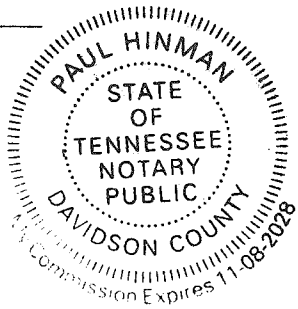
Philip A. Wallace, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Amy Cross Nance, 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 this 29th day of April 2026

Dated April 30, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 30th day of April, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL