Karen Johnson
Batch # 1420114
05/14/2026 10:26:43 AM
Fees: $13.00 Taxes: $1,165.50
Davidson County
DEEDWARR
2 pgs
20260514-0043411

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH26-11182

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Hale Page 128 Dowdy Ct Antioch, TN 37013	New owner	148-12-0-168.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Marie Burgess, Trustee of The Linda Marie Burgess Living Trust U/A dated 09/04/2025**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Hale Page, a single person**, hereinafter called the Grantees, their successors and assigns, a 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. 83 on the plan of Hazelwood Section Eleven, of record in Book 4300, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 35.0 feet on the southerly side of Dowdy Court and extends back between lines 125.92 feet on the east line and 156.54. feet on the west line to a dead line in the rear on which it measures 133.58 feet.

Being the same property conveyed to Alfred N. Burgess and wife Linda A. Burgess by Warranty Deed from R. B. Woodroof and wife Margrette D. Woodroof of record in Book 4499, Page 667, Register's Office for Davidson County, Tennessee, dated April 30, 1971 and recorded on May 06, 1971.

Being the same property conveyed to Linda Marie Burgess Living Trust U/A dated 09/04/2025 by Quit Claim Deed from Linda A. Burgess, surviving spouse of Alfred N. Burgess, deceased, by virtue of tenancy by the entirety, now sole owner of the property of record in Instrument No. 20250909-0071789 Register's Office for Davidson County, Tennessee, dated September 05, 2025 and recorded on September 09, 2025.

Map/Parcel 148-12-0-168.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **128 Dowdy Ct, Antioch, TN 37013**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 12 day of May, 2026

Linda Marie Burgess, Trustee of The Linda Marie Burgess Living Trust U/A dated 09/04/2025

STATE OF TENNESSEE

COUNTY OF WAYNE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Linda Marie Burgess, Trustee of the The Linda Marie Burgess Living Trust U/A dated 09/04/2025 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Collinwood, Tennessee, this 12th day of May, 2026.

Notary Public

My Commission Expires: 1-4-2028

