ıson Davidson County
Batch # 1421182 DEEDWARR
05/15/2026 03:00:19 PM 2 pgs
Fees: $13.00 Taxes: $2,922.63
20260515-0043992

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $789,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Kingma and Nikole Kingma	Cornerstone Home Lending	Parcel ID: 090 04 4O 001.00-CO
(NAME) 6311 James Ct	(NAME) 1177 West Loop South #700	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gary Wayne Burgess and Cynthia Leann Burgess, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Kingma and Nikole Kingma, a married couple**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit A of James Court Cottages as described in Declaration of Protective Covenants, Conditions and Restrictions for James Court Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements, of record in Instrument No. 20210713-0094354, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Wayne Burgess, a married man from Atkins and Associates Homebuilders, Inc. by Warranty Deed dated September 29, 2022 and recorded on October 3, 2022 in Instrument No. 20221003-0108728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6311 James Ct, Nashville, TN 37209

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. 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 our hands this 12th day of May, 2026.

Garry Wayne Burgess

Cynthia Leann Burgess

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Garry Wayne Burgess and Cynthia Leann Burgess, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2026.

Notary Public

My Commission Expires: 5.16.29

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-26-6311