Karen Johnson Davidson County
Batch# 1424005 DEEDWARR
05/21/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260521-0046601

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $495,000.00 Affiant Subscribed and sworn to before me, this the 15th day of May, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Devin M. Burns and Lara M. Burns	NEW OWNER	095-10-0-070.00
522 Wanda Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRIS RAY DOLLAHITE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVIN BURNS AND LARA BURNS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 130 on the Plan of Elm Hill Acres, Section No. II of record in Plat Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Wanda Drive at the corner of Lots Nos. 129 and 130; thence with the line between said two lots, Westerly 228.4 feet; thence North 46 degrees 55 Minutes West 75.4 feet to a concrete monument; thence North 34 degrees 41 Minutes East 30.3 feet to the corner of Lots Nos. 130 and 131; thence with the line between said two lots, Eastwardly 266 feet to the Westerly margin of said Wanda Drive; thence with the same, Southwardly 65 feet to the beginning.

Being the same property conveyed to Chris Ray Dollahite, a single man by Warranty Deed from Timothy M. Mallon and Shannalee T. Mallon, a married couple of record in Instrument No. 20190821-0084127 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 21, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 522 Wanda Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2026.

Chris Ray Dollahite

STATE OF Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Ray Dollahite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of May, 2026.

Notary Public

My Commission Expires: 8/10/2028

DAVID WINSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164030446
MY COMMISSION EXPIRES AUGUST 10, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/2026.

Affiant Signature – Joshua A. Terry

5/18/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/18/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON