Karen Johnson Davidson County
Batch# 1426362 DEEDWARR
05/28/2026 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20260528-0048379

WARRANTY DEED

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00.

Heather Wolford
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 5/27/26.

NOTARY PUBLIC
MY COMMISSION EXPIRES 3/17/30

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
2540 Madison Street
Suite F
Clarksville, TN 37043
File # 6519-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Donald E. Burgner, Trustee of The Donald E. Burgner Revokable Trust as Amended and Restated	Donald E. Burgner	025-16-0-059.00
419 Alta Loma Road	873 Cherry Grove Dr.	
Goodlettsville, TN 37072	Hendersonville, TN 37075	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Shannon Fyke, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald E. Burgner, Trustee of The Donald E. Burgner Revokable Trust as Amended and Restated

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 9 and 10 of the Goodlettsville Heights Subdivision, as shown of record in Plat Book 2133, Pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above description, but expressly Excluded there from is the northerly one-half of Lot No. 9, and more particularly described as follows:

Beginning at the southwest corner of Lot No. 8 and the northeast corner of Lot No. 9, thence southerly with the west margin of Alta Loma Road and said Lot No. 9; 71.45 feet to a point in the easterly boundary line of said Lot No. 9; thence with the west in a westerly direction with a line equal distance from the northerly and southerly boundary lines of said Lot No. 9, 259 feet, more or less, to a point in the west boundary line of said Lot No. 9, 83.35 feet to a point in the southwest corner of Lot No. 8 and the northwest corner of Lot No. 9; thence easterly with the boundary line between Lots Nos. 8 and 9; 245.5 feet to the point of beginnings conveyed to James Thomas Denton, of record in Book 2699, Page 297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shannon Miller, by Special Warranty Deed from Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1, of record in Instrument No. 20120905-0080251 Register's Office for Davidson County, Tennessee, dated May 16, 2012 and recorded on September 05, 2012.

Being the same property conveyed to Shannon Fyke by Quitclaim Deed from Shannon Miller n/k/a Shannon Fyke of record in Instrument No. 20250708-0053687 Register's Office for Davidson County, Tennessee, dated June 26, 2025 and recorded on July 8, 2025.

This is property known as 419 Alta Loma Road Goodlettsville, TN 37072

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on May 27, 2024

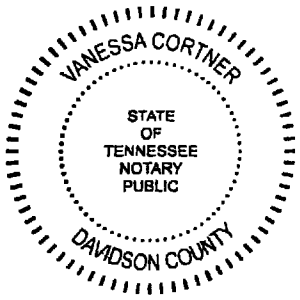
Shannon Fyke

Shannon Fyke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Shannon Fyke, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on May 27, 2024



Vanessa Cortner

NOTARY PUBLIC
My Commission Expires: 05-08-2028

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 May 27, 2026.

Date: May 27, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this May 27, 2026.

Notary Public
My Commission Expires: 7/25/26

