Karen Johnson Davidson County
Batch# 1427702 DEEDWARR
06/03/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260603-0050223

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May 2026.

Notary Public
My Commission Expires: 6-14-26

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE PAMELA JO SMITHSON

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Flooring Guys III, GP ~~5007 Hasty Dr.~~ 408 Lardon Dr. Nashville, TN ~~37211~~ 37220	New Owner	Tax Parcel ID No. 147 16 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMBER RENEE BURCHELL, F/K/A AMBER RENEE MILLER, AND JOE BURCHELL, A MARRIED COUPLE,** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **FLOORING GUYS III, GP, A PARTNERSHIP,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land In Davidson County, Tennessee, Being Lot No. 5 on the Plan of WHISPERING HILLS ANNEX, of record in Book 2331, page 133. Register's Office for said County, to which plan reference is hereby made for a more complete legal description and incorporated herein by reference as fully as if set forth herein verbatim.

Being the same property conveyed to Mark Anthony Miller, an unmarried man, and my daughter and sole heir, Amber Renee Miller, an unmarried woman, as joint tenants with the right of survivorship by Warranty Deed from Mark A. Miller, an unmarried man, dated 01/18/2012, of record in Instrument No. 20130815-0086145, Register's Office for Davidson County, Tennessee.

The said Mark Anthony Miller died on November 3, 2012, leaving the said Amber Renee Miller the sole surviving tenant by the entirety. Amber Renee Miller is now known as Amber Renee Burchell having since married Joe Burchell. Joe Burchell joins Amber Renee Burchell as a Grantor to convey any marital interest he may have to Grantees.

This is improved property commonly known as: **5007 Hasty Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May 2026.

AMBER RENEE BURCHELL

JOE BURCHELL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMBER RENEE BURCHELL AND JOE BURCHELL**, the within named bargainors, 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 at office this 29th day of May 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 29, 2026.

Affiant
Date: June 2, 2026

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 2nd day of June 2026

Notary Public

My Commission Expires: 6.14.26

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY