Karen Johnson Davidson County
Batch# 1429565 DEEDWARR
06/09/2026 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260609-0051644

WARRANTY DEED

File No. MM-26-2471

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2026

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bryan Burns and Courtney Julia Burns	Renasant Bank	
(NAME)	(NAME)	
324 South 15th Street	2001 Park Place North, Suite 150	083-13-0-332.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kathleen L. McElroy, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Burns, married man and Courtney Julia Burns, unmarried woman, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 parts of Lot Nos. 175, 176 and 177, Block "Q" on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said parts of Lot Nos. Lot No. 175, 176 and 177 front 50 feet each on the North side of Boscobel Street and run back between parallel lines 50 feet. Parts of said Lots front 150 feet on Boscobel Street and 50 feet on the west margin of South 15th Street.

Being the same property conveyed to George Featherston, unmarried by Warranty Deed from Ladd M. Campbell, married of record in Instrument No. 20050629-0074781 Register's Office for Davidson County, Tennessee, dated June 20, 2005 and recorded on June 29, 2005.

Being the same property conveyed to Alvin and Sylvia F. Featherston, (married) by Quitclaim Deed from George Featherston of record in Instrument No. 20110622-0047837 Register's Office for Davidson County, Tennessee, dated June 22, 2011 and recorded on June 22, 2011.

Being the same property conveyed to Kathleen L. McElroy, an unmarried woman by Warranty Deed from Alvin Featherston and wife, Sylvia F. Featherston of record in Instrument No. 20240718-0054077 Register's Office for Davidson County, Tennessee, dated July 15, 2024 and recorded on July 18, 2024.

This is property more commonly known as 324 South 15th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 3rd day of June, 2026.

Kathleen L. McElroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2026, before me personally appeared Kathleen L. McElroy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2026.

Notary Signature
My commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 3. 2026

Affiant Signature

5th day of June, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

