Karen Johnson Davidson County
Batch# 1430142 DEEDWARR
06/09/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260609-0052259

WARRANTY DEED

2026-04-4119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9 day of June, 2026.

(Affix Seal) Notary Public

My Commission Expires:

JOHN W. MCCUP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bruce Burlason 5249 Fredericksburg Way E Brentwood, TN 37027	Legacy Home Loans 408 Highway 76 White House, TN 37188	Map/Parcel 171-03-0C-010.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shari R. Christenson and Brian R. Christenson, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce A. Burlason, unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, that 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. 243 on the Plan of Section 5C, Fredericksburg R20 Residential P.U.D. of record in Plat Book 7900, Page 509 and Plat Book 9700, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Shari R. Christenson and Brian R. Christenson, wife and husband by Warranty Deed from Phillip Noe and Suzanne Noe, husband and wife of record in Instrument No. 20210511-0063527 Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 11, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5249 Fredericksburg Way E, Brentwood, TN 37027.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 9th day June, 2026.

Shari R. Christenson

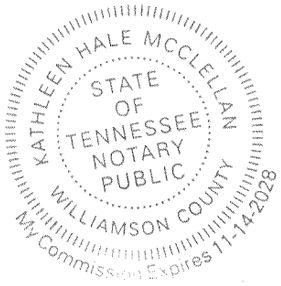
Brian R. Christenson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of June, 2026, before me personally appeared Shari R. Christenson and Brian R. Christenson, 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 9 day of June, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 this the 9 day of June, 2026.

Denise Woods
Affiant Signature
Date 6-9-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

