Karen Johnson Davidson County
Batch# 1433055 DEEDWARR
06/12/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260612-0053519

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-566

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($445,000.00) cash in hand paid, the receipt of which is hereby acknowledged, SHARON NELSON, an unmarried woman ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER MILES BURGER, JR. and MEGAN ASHLEY BURGER, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Phase 2, Southampton, as of record in Plat Book 5200, Page 595, as amended in Plat Book 6150, Page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sharon Nelson by Quitclaim Deed from Terry Olin, dated June 10, 2021 and of record in Instrument No. 20210824-0114079, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Bay Cove Trail.
>
> This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6120, Page 430; Correction of record in Book 5189, Page 940 and Amended in Book 6231, Page 63, in Register's Office of Davidson County, Tennessee
>
> This conveyance is subject to the By-Laws of Southampton Estates Homeowners' Association of record in Book 6355, Page 517, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2026.

Sharon Nelson
SHARON NELSON

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 10th day of June, 2026, before me personally appeared SHARON NELSON, 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 and official seal at office in said County this 10th day of June, 2026.

ASHLIE M GILLETTE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES OCTOBER 20, 2027

Ashlie M Gillette
NOTARY PUBLIC

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon Nelson
AFFIANT

Sworn to and subscribed before me this 10th day of June, 2026.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

NOTARY PUBLIC

My commission expires: _____

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Map & Parcel No: 141-12-0B-034-00

ADDRESS OF NEW OWNERS:
Mr. & Mrs. BURGER, JR
7128 Bay Cove Trail
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

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 6/10/26.

Affiant Signature – Joshua A. Terry

6/12/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/12/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27