Karen Johnson Davidson County
Batch# 1433402 DEEDWARR
06/15/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20260615-0053999

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069

WARRANTY DEED

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00.

Melissa Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June 2026.

Stephanie Woodall
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Burke 602 Southgate Ave. Unit F Nashville, TN 37203	Same address as new owner	105-11-1A-006.01

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($849,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE CUMBERLAND HOLDINGS COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SEAN BURKE, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 12/602F, of 602 Southgate Avenue, as established by that Declaration of Covenants, Conditions, and Restrictions for 602 Southgate Avenue, a horizontal property regime with private elements, a planned unit development, of record in Instrument #20250307-0017234, said unit being depicted in Exhibit B of said Declaration, Register's Office for Davidson, to which reference is hereby made for a more complete and accurate description. Said part of Lot No. 14 fronts 50 feet on the northerly margin of Southgate Ave and extends back between parallel lines 303 feet to an alley.

Being a portion of the same property conveyed to The Cumberland Holdings Company, LLC, a Tennessee limited liability company, from The Beverly Wilson Revocable Living Trust u/a/d December 28, 2023, by Warranty Deed dated April 5, 2024 and recorded April 8, 2024 in Instrument #20240408-0024787, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 602 Southgate Avenue, Unit F, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11 day of June, 2026

GRANTOR(S)

The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company

By: _____
Jennifer Pennell, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public, of the state and county mentioned, personally appeared Jennifer Pennell, Authorized Representative of The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Jennifer Pennell, Authorized Representative of The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

WITNESS my hand and seal, this the 11 day of June 2026.

_____
Notary Public

Heidi Rae Berryhill
Printed Notary Name

My commission expires: _____

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

CERTIFICATE OF AUTHENTICITY

I, Patty Parsons, 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 06/11/2026.

Date

Affiant Signature

06/12/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2026.

Notary's Signature

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)