Karen Johnson Davidson County
Batch# 1442773 DEEDWARR
07/07/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260707-0060904

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $455,000.00. Affiant Subscribed and sworn to before me, this the 2 day of July, 2026. Notary Public My commission expires: 5/19/30 (AFFIX SEAL)

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Jackson Burton	Send Tax Bills To: Thrive Lending LLC	Map-Parcel Numbers 104-02-0Z-103.00CO
3161 Parthenon Ave, Unit 103	2035 Tollgate Blvd	
Nashville, TN 37203	Thompson's Station TN 37179	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Warner Shayler, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Burton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit 103 of the Parthenon Park Townhomes, Phase 1 and Phase 2, as established by the Master Deed of record as Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et seq., as amended, of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Dudley Warner, Trustee under the Elizabeth Royal Hopkinson Warner Trust, dated January 8, 2003, by Warranty Deed from Thomas Statz and wife, Karen Statz, of record in Instrument No. 20070518-0059702 and by Deed of Correction of record in Instrument No. 20070605-0066851, in said Register's Office for Davidson County, Tennessee.

The said Dudley Warner, Trustee under the Elizabeth Royal Hopkinson Warner Trust, dated January 8, 2003, having quitclaimed to Elizabeth Warner Shayler, by Quitclaim Deed dated March 04, 2026, of record in Instrument No. 20260401-0025792, in said Register's Office.

The above-described property is not the marital residence of the Grantor.

THE conveyance of the above-described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 104-02-0Z-103.00CO.

All matters as shown on the Plat of record in Instrument No. 20040514-0056982, in said Register's Office for said County.

Master Deed and By-Laws establishing Parthenon Park TOwnhomes, May 14, 2004, of record in Instrument No. 20040514-0056982, in said Register's Office.

Parthenon Park Townhomes Charter of Parthenon Park Townhomes Owners' Association, Inc., of record in Instrument No. 20040514-0056981, in said Register's Office.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerks Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 560, page 483, in said Register's Office.

Easement for 10 inch sewer across the premises shown as Sewer No. 265 on Maps in the Office of the City of Engineer of the City of Nashville.

Subject to all matters as shown on the Plan of record in Plat Book 421, pages 82 and 83, in said Register's Office.

This is improved property, known as 3161 Parthenon Ave, Unit 103, Nashville, TN 37203.

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(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this 30 day of June, 2026.

Elizabeth Warner Shayler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Elizabeth Warner Shayler, a married woman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 3 day of June, 2026.

McKenzie H Stephens
Notary Public

My Commission Expires: 09/16/2029

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

McKenzie H Stephens
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 09/16/2029

True Copy Certification

I, Yvette Meldrum, 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 30, 2026.

Signature

June 30, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 30 day of June, 2026.

B. Cortez

Notary's Signature

My Commission Expires: 5/19/30

