Karen Johnson Davidson County
Batch# 1449403 DEEDWARR
07/20/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260720-0065624

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654970**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. AMP Affiant Subscribed and sworn to before me, this 16th day of July, 2026. Notary Public My Commission Expires: 1/4/2027

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC ROZALIND RUTH

WARRANTY DEED

Address New Owner: Patrick Trenton Hodges and Gabrielle Pilar Hodges 2910A Davis Avenue Nashville TN 37216	Send Tax Bills To: Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 072 06 4D 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John-Michael Burrow and Lacee L. Burrow, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Trenton Hodges and Gabrielle Pilar Hodges, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 2910 DAVIS AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2910 DAVIS AVENUE, a Horizontal Property Regime, of record in Instrument Number 20170807-0080748, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to John-Michael Burrow and Lacee L. Burrow, husband and wife as tenants by the entirety, by Quitclaim Deed from John-Michael Burrow and Lacee L. Burrow, who acquired title as Lacee L. McKellar husband and wife, of record in Instrument No. 20191212-0128453, in the Register's Office of Davidson County, Tennessee, dated November 25, 2019, and recorded on December 12, 2019.

Being the same property conveyed to John-Michael Burrow and Lacee L. McKellar, by Warranty Deed from Shaw Developments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180525-0050517, in the Register's Office of Davidson County, Tennessee, dated May 23, 2018, and recorded on May 25, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF MAXEY AVE AND GALLATIN ROAD PROPERTY, as recorded in Plat Book 332, Page 44.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170807-0080748.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20171012-0104739.

Charter for Homes at 2910 Davis Avenue HOA, Inc., recorded as Instrument No. 20170807-0080747.

This is improved property located at 2910A Davis Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2026.

John-Michael Burrow

Lacee L. Burrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John-Michael Burrow and Lacee L. Burrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File #RR-26-3129

Certificate of Authenticity

I, Leslie Hayes, 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 7/16/2026.

Date

Affiant Signature

7/17/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of July, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)