Karen Johnson Davidson County
Batch# 1451745 DEEDWARR
07/27/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260727-0067991

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00 Affiant Subscribed and sworn to before me, this the 26th day of June, 2026. Notary Public My commission expires: 9/19/28

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ira Erin Goldman and Casssie Morgan Davenport	New Owner	072-06-4U-002.00-CO
1208B McGavock Pike	//	
Nashville, TN 37216	//	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BURO BURRO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ~~HEREINAFTER CALLED~~ THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA ERIN GOLDMAN AND CASSSIE MORGAN DAVENPORT,** An unmarried man and an unmarried woman, as tenants in common, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of HOMES AT 1208 MCGAVOCK PIKE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 1208 MCGAVOCK PIKE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20250701-0051833, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 1208 MCGAVOCK PIKE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20250701-0051833, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Danny L. Talley and Dennis F. Talley, as joint tenants with right of survivorship by Warranty Deed from Julie Ann Brady, married of record in Book 10665, page 455, Register's Office for Davidson County, Tennessee, dated October 24, 1997 and recorded on October 31, 1997. Dennis F. Talley having become deceased on or about July 30, 2003.

Being part of the same property conveyed to Buro Burro, LLC, by Warranty Deed from Danny L. Talley, unmarried, dated May 12, 2025 and recorded May 14, 2025 in Instrument No. 20250514-0037873, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1208B McGavock Pike, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of June, 2026.

Buro Burro, LLC, a Tennessee Limited Liability Company

By: _____
Samuel C. Adkisson, Sole Member

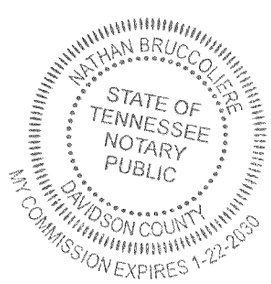
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel C. Adkisson, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Buro Burro, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of June, 2026.

_____
Notary Public

My Commission Expires: 1/22/30



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/26/2026 (date of document).

Affiant Signature

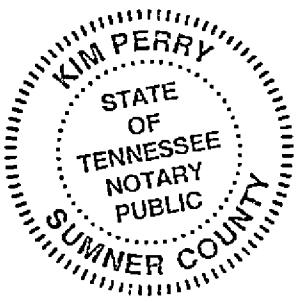
6/26/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 26th day of June, 2026.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29